

Hutton Rudby

VILLAGE DESIGN STATEMENT

What is the Village Design Statement? What is it for?

The Village Design Statement describes Hutton Rudby as it is today, and highlights the qualities valued by the people who live there. In the Statement we use 'Hutton Rudby' to describe the Village as a whole. For the main settlement south of the valley of the River Leven we use the name 'Hutton' and for the area to the north of the valley we use 'Rudby'.

Because the Village Design Statement (VDS) has been written by residents of the Village we hope that our local knowledge, opinions and ideas will inform and be useful to all those making decisions which affect the Village. We also hope that it will contribute to managing change so that these changes enhance and improve our Village, make provision for its social and economic needs and protect the quality of its environment and the amenity of its residents.

Accordingly, the aim of the VDS is

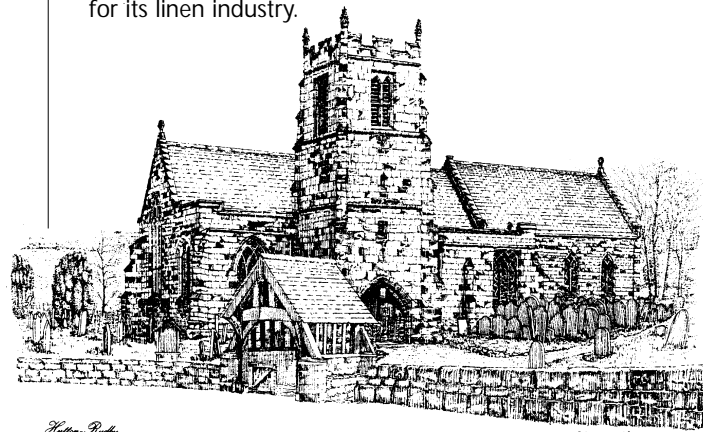
Change is brought about not just by large developments but also by the cumulative impact of smaller day-to-day adjustments, to homes and gardens, to open spaces, to paths and hedges, all of which can alter the look and feel of a Village. Accordingly, the VDS is intended to serve as a general guide for everybody involved in the Village. It is not intended just for prospective developers and their professional advisers but as a guide that householders and local community groups will also use.

The Hambleton District-Wide Local Plan (DWLP) includes policies to promote a high standard of design in new development which accords with the character of the locality concerned. The VDS describes the features and qualities of Hutton Rudby that go to make up its distinctive character. The VDS will be adopted as Supplementary Planning Guidance and will be used in considering proposals for new development in the Village.

- to ensure that changes are based on a considered understanding of the past, the present and the foreseeable future of the Village,-
- to secure the best outcomes for the Village when changes take place; and,
- to protect and enhance those special features which give the Village its distinctive character.

Introduction

Hutton Rudby today is largely a residential commuter village dependent on the nearby Teesside conurbation to the north for its employment and its principal services. This is the latest phase in the history of a settlement dating back at least 4000 years. Hutton is of Angle origin but Rudby is of Danish origin. The oldest building is All Saints Church, English Gothic with a part-Norman Chancel, a 14th Century nave and a 15th Century tower. Agriculture has been the central activity, although in the 18th and 19th Centuries the Village was also important for its linen industry.



Hutton Rudby

All Saints

Over the last four decades the Village has expanded to meet the desire of people working on industrial Teesside to live in a rural setting. It is the management of these continuing pressures for residential development around a relatively modest-scale historic settlement that is the biggest issue facing the Village today.

The visual character of Hutton today continues to be dominated by the groups of buildings around the Green and North End, and by the beauty of its setting above the River Leven with the backdrop of the North York Moors National Park. The centre of Hutton bordered by the Green, North End, Enterpen and the Wynd, together with the undeveloped areas on both sides of the Leven Valley, is designated as a Conservation Area.

From the upper slopes of the Green and other vantage points, views of the hills, woods and the surrounding agricultural fields confirm the rural environment. This is further reinforced by the presence of many mature trees throughout the Village, which contribute greatly to the Village scene and provide a very distinctive feature. Therefore, whilst there has been some loss in the original quality of the Village, much remains of its essentially rural character.



View of the moors

Because of the steep-sided valley running between Hutton and Rudby and the undulating characteristics of much of the built areas, many properties have irregular building and roof lines which give rise to an informal 'higgledy-piggledy' pattern characteristic of the Village. Although there is no formality of design, these variations in alignment and form contribute much to the charm of the Village.

Large and small houses mingle comfortably, thereby avoiding uniformity. However, some of the more recent residential development reflects the tendency towards the greater uniformity which results from volume house building techniques and mass production influences.

The core of the 'historic' Village is formed by North End and North, South and East Sides set around the Green. Terraces of brick and rendered brick facades dominate although quite a few of the earlier cobbled walls remain. Bricks were made locally on Campion Lane and until the early 19th Century most roofs were thatched with straw or heather.

The Dutch pantiles originally imported through the port of Yarm from the late 1600s eventually became the dominant roofing material, which has also been adopted by many later buildings and now provides a distinctive characteristic of the Village.

Vestiges of the original cobbles remain along East Side and in North End both as footways and within the structure of buildings. Several cottages retain sash windows, including the traditional Yorkshire sliding sash, and many properties have retained or adopted the small square glazing panes.



Methodist Church

The Village grew incrementally along the lanes leading from the Green and this long phase of relatively modest growth from the mid 17th to the mid 20th Century ended in the early nineteen sixties, when the Village entered the largest and quickest period of expansion in its history.

The housing developed from the nineteen sixties onwards is built almost exclusively of brick, with pantiles as the predominant roofing material. To this extent these developments have something in common with the historic core of the Village, but most of the housing schemes are essentially suburban in their design and concept. Some, such as Linden and Levenside, because they include many mature trees, merge more happily with the Village scene. In other locations, such as the Levendale Estate, the modern housing is largely hidden behind older properties so that its impact is ameliorated.

Generally, the new developments are accessed from the mature frontages on the main routes into and through the Village. As a result the first, and lasting impression for the visitor, is of the old Village, and not the far greater quantity of the new. The exception to this is Rudby where the old settlement is almost entirely subsumed by more recent development.



Landscape and Wildlife

The ratio maintained between built development on the one hand and open space, natural vegetation and open water areas on the other, is a key factor in how the Village feels and looks. This is what makes it an attractive place to live in. However, if current trends are maintained an imbalance will be created in which the built environment will dominate. This will seriously damage the character of the Village which will become a suburb.



The Green

Therefore, if a new development is contemplated, it should be designed with new open spaces and conservation habitats which will maintain the existing balance. Similarly, a new development must not be allowed to eat into those limited resources which presently serve this function. Otherwise the effect over time will be to destroy the essential character of the Village.

The most significant feature in the topography is the valley of the River Leven dividing Hutton and Rudby. Along the banks of the river a rich and varied treasure of flora and fauna is to be found. The valley is particularly unspoilt towards the western boundary of the Parish. A few elms survive from what was once the most abundant species along with sycamore, ash, oak, spruce, birch and hazel, together with thorn, bramble and alder.



Footpath above the Leven Valley

The slopes leading down to the valley, and undulating ground on both the Hutton and Rudby sides, provide opportunities for views and vistas which add to the character of the Village as a whole. Although the wooded valley is the most important landscape feature of the Village the landscape quality is further strengthened by the presence of so many mature trees within the built environment reflecting the surrounding countryside. The Village Green in Hutton is likewise dominated by its mature trees, and this open space, which creates the setting for the historic core, leads naturally down to the River from both North End and East Side.

The prospect to the east is of the Cleveland Hills. To the south and west there is open countryside with a scattering of small villages. To the north, open farmland presently provides an effective barrier between the Village and the outer suburbs of Teesside. Hutton Rudby therefore remains within a wholly rural setting.

The approaches to the Village from the A19, through Crathorne and from the Black Swan, are along undulating, winding rural lanes with open farmland and vistas of the hills. These approaches are unspoilt by 'ribbon development' until the outskirts of the Village are reached. The approaches from the south east off the A172 are very similar apart from the visible presence of the haulage depot at Potto.

From the north through Middleton the approach is again along an undulating country lane with an impressive backdrop of the hills, although there is more of a straggle of buildings into Rudby. The approach from Stokesley has many similarities although it is marred by ribbon development, including a group of industrial and commercial buildings, between Stokesley and Skutterskelfe. The last mile of the approach to Rudby has the boundary wall of the Skutterskelfe Hall (recently renamed Rudby Hall) estate on the left, and pleasant farmland on the right.

The Village straddles the relatively steep valley of the Leven and much of the old settlement is constructed on the high ground above the river. As a result of this and of the substantial number of mature trees, the old Village has a degree of enclosure and sits well with the surrounding open areas of agricultural land. Some of the newer developments constructed on more level sites contiguous with open farmland do not have the benefit of mature trees or of being shielded by older Village housing, and in consequence have much more impact on the surrounding landscape.

The most important wildlife resources are to be found in the Leven valley. A notable area easily accessible from Hutton is Sexhow Bank at the confluence of the River Leven with Coul Beck. This is a particularly rich site for wild flowers and a place where kingfishers, herons and goosanders can be seen. In addition to these waterside habitats, elsewhere in the village there is a good diversity of bird species. Similarly, some seventeen species of butterfly have been recorded. Roe deer, badgers, foxes as well as an abundance of rabbits are to be found. It is possible that the otter has also returned.

Unfortunately, because of sewage discharges into the Leven and the effects of agricultural run-offs, exacerbated by a series of low summer flows, water quality has been a source of concern in recent times. As a result there has been an adverse impact on bird, invertebrate and fish life. The health of the river is also of importance to the Village fishing club.

A survey of grasslands has found thriving examples of unimproved grasslands on the slopes running down to the Leven. These habitats contain a rich variety of species. Several species of buttercups and vetches are to be found as well as cowslips, pignut, yarrow and red clover. Because most of these species are in decline nationally these grasslands should be valued and protected. Phase 1 of the Habitat Survey of 1998 identified a District resource of 202 ha of which these areas in Hutton Rudby are of some significance.



Honeyman's field

The protection of these habitats is an important issue in the preservation of the character of the Village as well as for wildlife and landscape reasons. Great care needs to be taken with any proposals that could adversely affect these areas including for example: additional discharges into the River; 'improvement works' to land or property; new development within or adjacent to these areas.

Landscape and Wildlife Guidelines

LWG 1. The presence of so many mature trees is one of the most important characteristics of the Village. Therefore, new planting of indigenous species is a very important consideration and developers who do not include planting proposals should justify that omission.

LWG2. As far as possible existing landscape features, particularly trees and hedges, should be retained. If this is not possible appropriate replacement planting should be effected.

LWG 3. Where buildings adjoin open countryside the design should incorporate landscape features to ensure a sympathetic relationship and a comfortable transition between the two.

LWG 4. Good quality landscaping and planting of appropriate species can significantly mitigate visual intrusion and make a positive contribution to the Village.

LWG 5. Informal spaces, such as wide verges and gaps between buildings, which offer vistas of the countryside beyond, should be preserved. Where appropriate these kinds of features should be incorporated into new development to break the uniformity of estate type schemes.

LWG 6. The few open spaces remaining within the Village are very valuable and their retention should be accorded considerable weight in the event of development proposals involving their removal or diminution.

LWG 7. The Leven valley is of great importance and should be protected from any adverse impact. Similarly, environmentally valuable grassland areas should be preserved and enhanced by careful management.

LWG 8. In order to protect wildlife and the environment future development proposals should be assessed for any adverse impacts on water quality in the river, or on river habitats.

LWG 9. Positive habitat provision measures should be considered in all new developments including the creation of small woodland areas, ponds and wildlife corridors.

LWG 10. In the choice of species, as a general rule native deciduous trees should be preferred. This is because these trees support wild life which over thousands of years has adapted to feed from them. Native shrubs and hedging also provide good habitats supporting many different kinds of wildlife. Opportunities may arise to create areas of native wild flowers to attract butterflies, wild bees and insect life by allowing unproductive land to grow "wild".

Buildings

1. Settlement Form and Layout.

A key factor in design is the ratio between built development, open space and planted areas. It provides the framework for the detail which gives communities an identity and character. Ensuring an appropriate balance in these ratios is a primary requirement for any future development.

1.1. The Conservation Area.

The Conservation Area covers the historic centre of Hutton and part of the undeveloped Leven Valley. The built areas around the Green and North End are situated on quite steep slopes. The Wynd and Enterpen were developed on more level ground to the south in the 19th century. There are fifteen listed buildings dotted about the Area (see Appendix 2).

The route from Crathorne to Stokesley runs through the middle of the sloping Village Green. Small service roads, accessed by "cuts" from the main road, serve the surrounding properties. The Green itself is wide and spacious. With its avenue of trees bordering the main road and the old houses at its edges, it is the most distinctive and memorably attractive feature of the village. North End, running down northwards from the west end of the Green where the War Memorial stands, is the oldest part of the Village. It has small attractive greens, old houses and great charm, but is narrower and less immediately noticed by the visitor.

All the housing around the Green and North End is two-storey, with staggered rooflines of pitched, gable-ended design and predominantly with red or brown pantile roofs. The oldest dwellings, terraced cottages dating from about the mid-18th Century, are cobble or brick built. The few scattered infills of detached and semi-detached houses are brick built. There is one stone built house, 'The Elms', at the east end of North Side. A few of the later houses have ashlar stone quoins, some of which are painted. A number of properties scattered through the Conservation Area have rendered or painted cobble- or brick-work.



Hutton House is a large, red brick house with a tower which stands at the south end of East Side overlooking the Green. It has now been divided into two dwellings. Some of the outbuildings which formerly belonged to Hutton House have been converted to houses or taken up for commercial use, the latter retaining much of their original character. On land along the Wynd, which used to belong to the house, there has been some infill development. The resultant mix of styles, sizes and alignments of buildings extends to the junction of the Wynd with Sexhow Lane and Enterpen. At this point is the notable feature provided by the old stone built Village School which has been converted to four dwellings.



Barker's Row



Enterpen House

Enterpen has three larger 19th Century two storey properties set in large gardens fronting on to a grass verge or a wide footway. Of these, Enterpen Hall, the largest, has a front elevation of ivory brick with stone sills and lintels. Its brick-built former stable block is now a white-rendered dwelling, Enterpen House. Opposite, on the southwest side of Enterpen, is Highfield House, built of red brick. There are also farmhouse and cottage dwellings dating from the mid-18th Century, all constructed of red brick, some with rendering. Enterpen Hall has been converted into flats. The overall impression of Enterpen is one of tree-graced spaciousness enhanced by views to the southwest, between the properties, of the Cleveland Hills.



Enterpen Farm

Throughout the Conservation Area, no matter from which direction it is approached, the overall impression of the buildings is of an interesting and attractive diversity of styles, size, materials, orientation and rooflines, mingling comfortably to reflect the different periods of construction and various residential and community needs. A more subtle, but still important, contribution to the rural character of the village comes from the verges and many small grassed areas which occur both inside and outside the Conservation Area. Another noteworthy factor is the restraint manifest in the fronts of shops and business premises, where obtrusive styling could be so detrimental.

A noteworthy feature of the Conservation Area is the absence of back lanes, such as are found in some old North Yorkshire villages. Instead, many houses have rather long back gardens. Those behind North Side end where the ground drops away towards the river. Between South Side and Enterpen is a roughly bowl-shaped open area made up of allotments, a market garden and a large copse. This last has been allowed to grow wild and provides a haven for wild life, particularly for shy birds such as woodpeckers.

1.2. The Remainder of the Village.

Interesting buildings of 18th and 19th Century dates are also to be found outside the Conservation Area. Some are Listed (see Appendix 2), whilst others are not (see Appendix 3).

20th-Century developments have extended Hutton beyond the Conservation Area, at first in a slow, piecemeal fashion. Between the wars some 26 modest detached houses and bungalows of varied design were erected in Garbutts Lane and Doctors Lane, and 7 detached bungalows in Campion Lane, a mile west of the Village. All were brick built, with pitched roofs, mainly pantile, but occasionally of slate. Several properties of this period have hipped roofs, rare elsewhere in the Village.

In the years immediately after 1945 the most significant development was the construction of 36 local authority houses, 34 in Belbrough Close and Belbrough Lane, and 2 on Rudby Bank. These were two-storey, brick with pantile gable-ended roofs, in a pleasing variety of design, some semi-detached, some terraces of 4 dwellings, some flat-fronted, some with bay windows.

Private housing was piecemeal and scattered, with two houses being built in Rudby and sixteen in Hutton, until the dramatic growth which began in the nineteen sixties. In Hutton, the main estates of this period are:

- The Levendale Estate - this speculatively built development comprises 66 mixed houses and bungalows, all of which are detached and of brick



North End

construction. Although there is a degree of uniformity in the design and materials there are some variations to add a limited amount of interest. In addition there are 22 warden supervised bungalows in the adjoining Deepdale.



Levendale

- The Lindens - this is another speculative development: 32 four and five bedroom houses and two bungalows, constructed of stone-coloured brick with stone facings. There is a significant variety in their design, enhanced in recent years by extensions to some properties, and because most of these dwellings are situated on reasonably sized plots containing many mature trees (subject to tree preservation orders) the estate has a pleasing character.



Linden Close

- Eden Park - this development comprises 56 mixed houses and bungalows which are all detached and brick built. Having been built to order, piecemeal over several years, these dwellings have significant differences in size

and design which lend some visual variety.

- Westholme - this development of 16 brick built bungalows was constructed to order over some years, and again there are notable differences in the size and style of the dwellings.
- Langbaugh Road Extension - another speculative venture, this estate comprises 30 large houses built of brick and part rendered in white or pale cream. These are constructed on relatively narrow plots, giving a somewhat cramped appearance only partly compensated for by the open plan frontages.



Langbaugh Road

The contrast between the speculative and built-to-order developments is brought out to show the greater likelihood of uniformity resulting when bulk orders for materials are placed for the speedy development of an estate of properties based on "pattern-book" designs. The Lindens demonstrate that speculative developments can be given variety.

Off North End, 20 dwellings were built in Northfields, including 10 small flats. 14 houses and bungalows were erected in Codlin Road, North Meadow and Willow Garth. These form a number of groups with differing styles and sizes. Although all are built of brick there are distinct differences in the materials used.

This period of development saw the introduction of the practice of leaving front gardens as open-plan lawns, without hedges, walls or fences at their front boundaries. This did not reflect the older Village and it is to be noted that, for example, in the Lindens many of the residents have softened the resulting bareness by planting hedges, shrubs, trees or flowerbeds.

In Rudby, developments in this last phase added some 113 dwellings. These are mainly bungalows, to be found along

the frontage roads and along and extending off Blue Barn Lane. Rudby Lea, hidden off the Stokesley Road, has 13 larger houses. Though modern, these properties do not on the whole detract from the rural character of Rudby. However, one large house, at the high point of Blue Barn Lane, is out of scale with the bungalows opposite. Hedging is gradually softening this impression.

There are two sharply contrasting developments in the Leven Valley. At the foot of Rudby Bank is South View. This consists of six houses of a sharply angular design in stone-coloured brick, constructed in a prominent position on the sloping valley side. At the foot of Hutton Bank, Levenside is a small estate of 13 houses. These are pleasantly varied in style, and because they are well hidden behind the 19th-Century Leven House and surrounded by mature trees the visual impact on the valley is minimised. The one exception is the bungalow, erected later, on a very narrow plot at the entrance to Levenside. This bungalow, like South View, is of a style generally inappropriate to its setting.



South View

2. Building Design.

2.1. General.

Much of the visual attraction of the buildings in the Conservation Area derives from the variety of roof levels and pitches, roof materials, finishes to brick walls and the detailing of brickwork and window design. Some of the new estates have included architectural details echoing those of the older Village but these in the main are lacking in character by comparison. The designs of the 1960's and 70's were generally less imaginative, having regulated building lines together with an absence of decorative features. Following that period, there are some examples of a more appropriate design approach, but if future

developments, whether large or small, are contemplated, their inspiration should come from the Conservation Area, and other Listed Buildings in the Village. This is not to suggest slavish imitation, so much as sensitive and sensible adaptation to the needs and styles of the day. It cannot be too strongly stressed, however, that the ratios between built development, open space and planted areas are crucial in providing the setting for new development. For example, no amount of decorative detail can correct for cramming too many large houses of essentially similar design into too small a space.

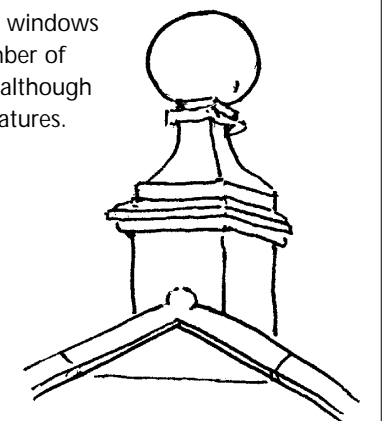
2.2. Materials.

2.2.1. Walls of Buildings. Red or brown brick is the dominant material of choice, with some walls rendered, mostly in white, grey or cream shades. Patterned brickwork, brick quoins and string courses are to be found on older properties, as are ashlar stone quoins, sills and lintels. There are a few stone-built properties.



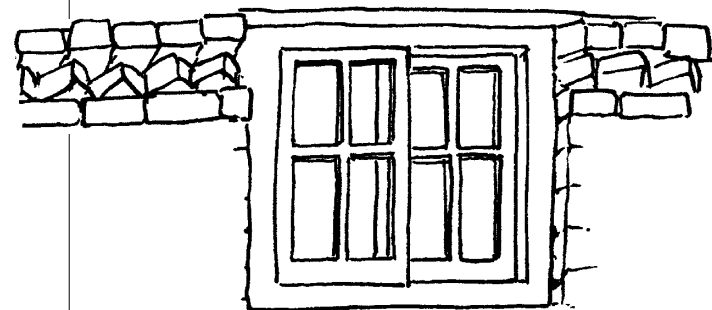
Kneeler-Enterpen Farm

2.2.2. Roofs. There is a variety of roofing materials with red pantiles and Welsh slate predominating. Decorative features include stone copings and kneelers; occasional stone finials occur and there are stepped and cogged brick eaves on a few cottages. Chimneys and stacks are in brick, except on stone-built properties such as the Old School. Dormer windows have been added to a number of both old and new houses, although these are not traditional features.



Finial-The Wynd

2.2.3. Windows. Windows are, in the main, white painted casements with small panes. There are several examples of the Yorkshire sliding sash and canted bay windows. Larger sash windows typically have smaller panes in the upper half and some have a curved top to the upper panes. Other features include stone sills, some with decorative carving, as well as stone lintels with keystones. A few of the oldest cottages still have the small, square 4-light spinner's window beside their front doors.



Yorkshire sliding sash

2.2.4. Doors and porches. Doors are mostly four or six panelled. Doors with decorated fanlights or partial glazing in various styles are also found. In several of the terraces a narrow lean-to roof serves as a porch and continues over an adjoining bay window. This feature is echoed in many properties outside the Conservation Area, most recently on the Langbaugh Road extension estate.

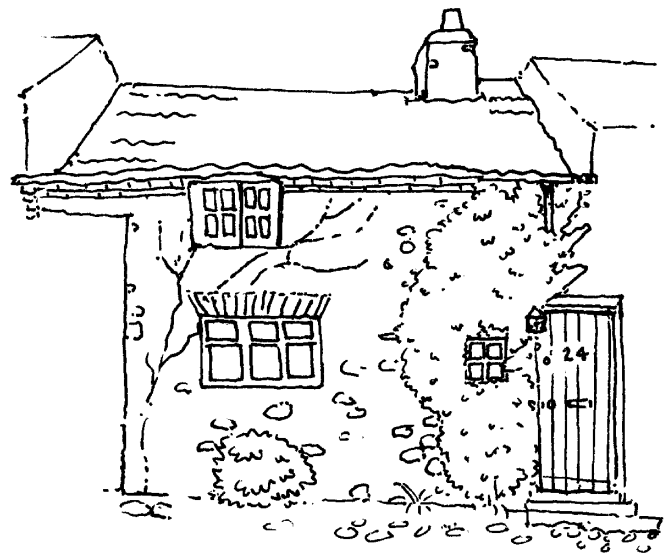


Enterpen Hall



Crowbank

2.2.5. Front gardens and boundaries. Most of the buildings on the Green and North End front directly on to the pavement. There are some very narrow flowerbeds bounded by low brick walls, some with iron railings. In Enterpen, where plots are larger, houses are set well back with front boundaries mainly of hawthorn, privet or beech hedging together with low walls and board fencing. A number of properties front upon wide grass verges which adjoin the road. These kinds of boundary markings are to be found throughout the Village. A few residents have removed their boundaries to allow access to new hard standing or a car port: this reduces on-street parking, but tends to detract from the appearance of the Village.



24 North End - spinner's window

2.2.6. Street furniture. Around the Green there is a range of standard street furniture, including lighting and road signs. There has perhaps been insufficient attention to the traditional setting and designs more appropriate to the area should be adopted in future. Additionally, there are bus stops, seats, a notice board, a listed K6 red telephone kiosk dating from 1935, and a village pump which is an interesting decorative feature retained for its historical associations.

Buildings Guidelines.

BG1. Developers must submit drawings and a statement accompanying their planning application to show how their proposals follow the Guidelines of all Sections of the Village Design Statement, and not merely the Building Guidelines.

BG2. The site plans for any new development must show ratios of buildings, open spaces, verges and planted areas appropriate to a rural setting. Any revised plans following the granting of planning permission should retain or improve upon these ratios, so that if the number of houses were increased the footprint would have to be correspondingly smaller.

BG3. In any major development imaginative groupings of dwellings, for example around a central green or courtyard or in cul-de-sacs should be a prime aim. Layouts with long, straight roads or rectangular grid patterns should be avoided. Varied front elevations, orientations and building lines, staggered rooflines and changes in roof pitch should be recognised as important elements.

BG4. The great majority of dwellings outside the Conservation Area are detached. The inclusion of some terraced and semi-detached housing in new developments could help to restore some of the original character of the Village.

BG5. Plots should be appropriately sized for their intended buildings, allowing for gardens in proportion and suitable separation from adjacent properties.

BG6. Plot boundaries facing main thoroughfares should be marked, for example with low brick or stone walls, traditional picket wooden fencing or vertical iron railings or planted with hedges of native species such as hawthorn, holly, privet, beech. Open plan frontages should include individual plantings of trees, shrubs or flowerbeds that should be an integral part of the design.

BG7. Building materials, styles and decorative details should be chosen to echo those found in the Conservation Area, not imitated slavishly but adapted to current needs and practices.

BG8. Pitched tiled or slated roofs should be the norm. Flat roofs, often seen on garages, dormer windows and extensions, should be avoided wherever possible. Where this is not possible careful design solutions should be sought to mitigate any adverse visual impact.

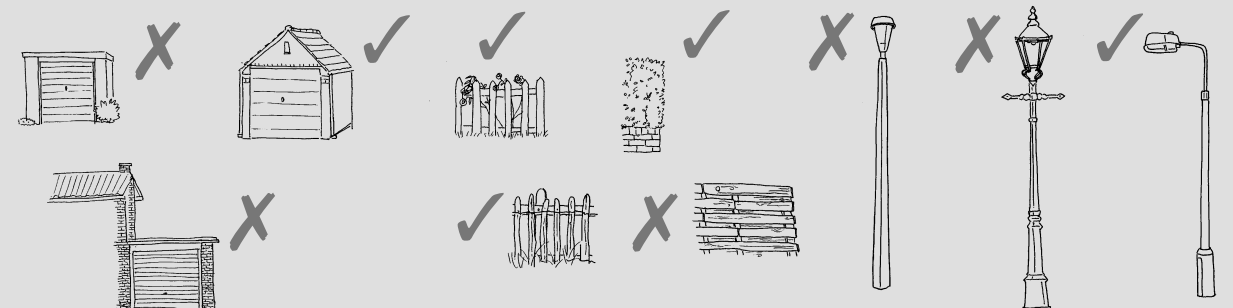
BG9. Large single-pane windows looking on to main thoroughfares should be avoided.

BG10. Applications for planning permission for infill sites in the conservation area should include elevation details of both the planned and adjacent properties. Outside the conservation area it is a practice that should be encouraged.

BG11. The architectural qualities of all properties of local visual or historic importance should be respected, in addition to those of the Listed Buildings. Examples of non-listed but valued buildings are given in Appendix 3.

BG12. Streetlamps should cause minimum skyward light-pollution and be on slim, dark-painted metal poles. Where possible, road signs should be sited sensitively and be of an appropriate size. Also, the existing "finger post" direction signs should be retained.

BG13. New fronts, signs and advertisements on shops and business premises should be sympathetic to the scale and appearance of the original building and its Village setting.



The Community

Despite standing on opposite shoulders of the Leven Valley, Hutton and Rudby are essentially one community. All necessary services and facilities for the village are in Hutton, except for the Parish Church, its churchyard and the burial ground administered by the Parish Council in Rudby.

Historically, farming and the local linen industry were the basis of the Village economy. Day-to-day needs were met by many shops, workshops and facilities around or close to Hutton's Village Green. The present picture is very different. After many decades of slow growth, the population has increased dramatically. In 1961, the figure was 1037 (Hutton 948, Rudby 89) but by 1997 it had increased to 2,100 (Hutton 1,750 and Rudby 350). Very few people now find employment close at hand. The number of farms is much the same but mechanisation has drastically reduced the manpower needed to work them.

There are a few other land-based enterprises. Rudby has a tomato-growing business and a horticultural nursery, and in Hutton there is a recently-established racehorse training venture. The many shops which were to be found around the Village Green have dwindled to only four - a food and general store, a greengrocer's, a butcher's and a fish-and-chip shop. The Post Office has a small photocopying and stationery business. There are two garages, two hairdressers, four pubs, a graphics business, a surveyor's office and an undertaker's. Barclays Bank has a part-time sub-branch.

Employment for the great majority of the working population is now found outside the Village. Teesside is the most significant source of employment, with its science- and technology-based industries as well as a wide range of service industries, public sector organisations and retail services. Other opportunities arise in the nearby towns of Stokesley, Yarm, Thirsk, Northallerton and Darlington, and in York, Durham, Newcastle and beyond. Car ownership in the Village is quite high; there are many multiple-car households. Whilst this facilitates commuting to work, easy access to supermarkets and other shops makes life harder for village shopkeepers.

Property values have risen considerably since the 1960's and are now beyond the resources of many young Village couples.



Thirty-six local authority houses were built soon after the Second World War, but several of these were subsequently sold to their occupants. A Village Survey, carried out by the Parish Council in 1988, highlighted the need for additional affordable rented housing, but suitable land at the right price could not be found. A Survey of Housing Needs in Hutton Rudby, carried out in 1996 by the Broadacres Housing Association, returned a figure of 22 households expressing a need for affordable housing. A small site became available, and 4 houses and 2 bungalows were built, and occupied, that year.

Warden-supervised sheltered accommodation for the elderly consists of 31 bungalows, including the two built in 1996. The Village has no residential home, or nursing home, to care for those unable to look after themselves. The need for such facilities is likely to grow as the average age of the population increases.

The doctors' surgery is in cramped premises in a converted pair of cottages with steps up to the entrance. This presents problems for both patients and staff and there is only limited car parking space. Obtaining vehicular access close to the surgery for the disabled is often very difficult.

Primary education is provided at the County Primary School in Hutton. A group of volunteers has recently (1999) opened a pre-school facility in the Primary School Grounds. 11 to 18-year-olds are provided for at Stokesley School and Sixth Form College.

Provision for indoor community activities varies. The Village Hall (built in 1927) caters for amateur dramatics, badminton, table tennis and bridge, and can be hired for meetings and functions. Church House, which was built in

Village Hall



Cricket Pavilion

1887 as a Primitive Methodist Chapel, is now an Anglican Church Hall. It is available for meetings and small functions, as is the Methodist Schoolroom which dates from 1879. The seven scouting and guides organisations, the weekly Day Centre for the socially isolated and handicapped, the fortnightly Tuesday Club for the over 60's and the weekly Drop-In Centre for teenagers are all catered for by volunteers in one or other of these premises. All three have had ingenious adaptations over the years, but are still less than adequate for today's variety of interests. Only the Village Hall has off-road car parking, and even that is inadequate for the most popular events. Any appreciable residential development could only overload these facilities even more.

Among outdoor sports, cricket, tennis and bowls are well provided for. The tennis courts are floodlit, and playable throughout the year, and the bowling green has recently been enlarged and improved. The two clubs share a pavilion near the Village Hall. The Cricket Club has a fine new pavilion at its ground off Garbutts Lane.

There is no football pitch in the Village, but the Wheatsheaf Inn's team plays on one at Skutterskelfe, beside the Stokesley Road. The only play area for children is a small one, for those up to 8 years old, behind the Village Hall. There is nowhere for older children to enjoy an informal kick-about, although a site for such a facility, beside Station Road, is included in the District-wide Local Plan.

One last need which will soon arise is additional burial space. The churchyard is full, and the adjacent non-denominational burial ground seems likely to be filled within the next 10 years.

Community Guidelines.

CG1. Existing community facilities must be retained, enhanced or replaced, in accordance with locally identified need, along the following lines:

The Village Hall could be adapted to cater for a wider range of indoor interests and sports, for all age groups and with the needs of the disabled continuing to be kept in mind.

A ramp is needed to help the disabled gain access to the doctors' surgery.

A play area for older young people remains a need.

Improved play facilities for the very young should be sought.

A football pitch for Village teams, close to the Village, is desirable.

The continuing need to provide affordable housing for local needs should be considered in any new residential development.

Residential and nursing home facilities, of an appropriate scale for the existing community, are needed within the Village for the elderly and infirm.

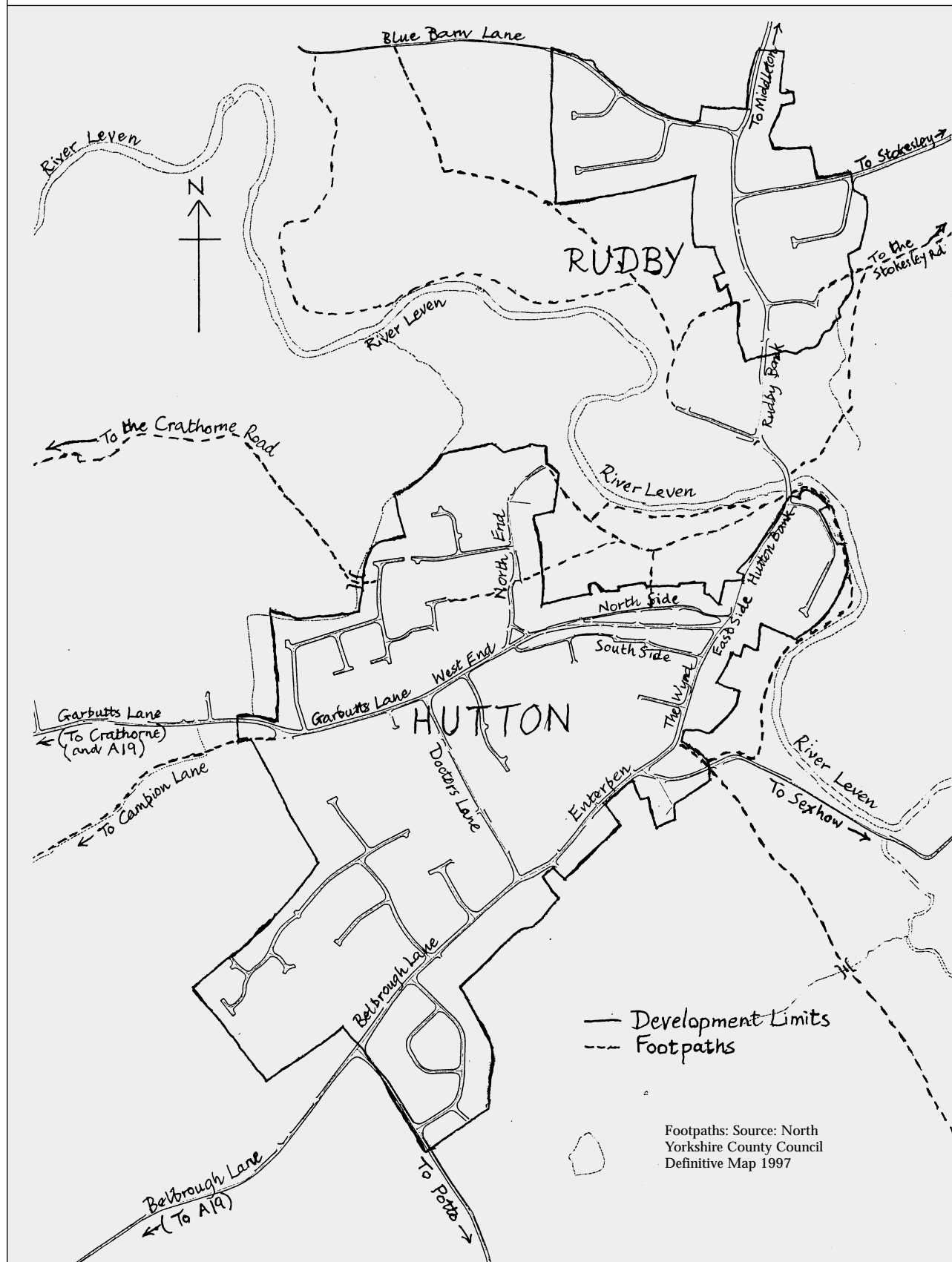
CG2. The trend towards the Village becoming merely a Teesside dormitory should be resisted.

CG3. Ways of increasing local employment opportunities should be sought. However, these must be of an appropriate scale and should not be damaging to residential amenity, for example by generating undue noise, atmospheric pollution or traffic.

CG4. The sympathetic conversion of redundant or derelict farm buildings for small workshop use or residential or holiday accommodation, should be encouraged.

CG5. Provision must be made within the next ten years for additional burial ground space.

Roads and Footpaths



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Highways, Transport and Footpaths

Most residents have cars or access to private transport. The demand for public transport is therefore small. However, those dependent on it find the service between Stokesley and Yarm through the Village rather limited. It is supplemented by a privately-owned minibus, and by a service run by the charity Community Care. This charity serves several villages round about, and runs when booked by a number of people, for local shopping, visits to hospitals, and longer pleasure trips. A coach company, based in a nearby village, also runs pleasure trips. School buses take pupils to and from Stokesley School.

The volume and speed of traffic are causes of concern, to drivers, cyclists and pedestrians, both within the Village and on the minor entry and exit roads. All the approach roads are simple country roads, with tight corners, steep hills, or both. Improvements to the drainage, line and visibility along Garbutts Lane, leading to the A19 via Crathorne, have encouraged greater speeds, contributing to several accidents at the junction of Garbutts Lane and Campion Lane. Traffic calming within the Village is widely seen as a complex question with no simple answers. One place where all sensible road users slow down is the top of Hutton Bank where the road is in a narrow cutting close to the junction at the east end of the Green. The White Rose Cycle Route now traverses the Village via Hutton Bank and Rubby Bank.

Parking on the narrow Village roads creates problems and hazards, especially in Hutton. Any significant residential development would increase pressure on the community facilities, and add to the problems posed by traffic volume and speed throughout the Village.



East side and Hutton Bank Top

Most of the properties around the Green and North End have neither garages nor drives, so their residents must park outside their doors. Drivers using the various facilities in Hutton, particularly those around the Green, add to the difficulties. The Bay Horse has a car park. The Wheatsheaf and, to a lesser extent, the King's Head and the surgery have access to some off-road parking space but all of them overflow at busy times. Similar problems arise with the County Primary School, where congestion occurs in Doctors Lane at peak times, and with the Village Hall and the Parish Church.



Parking at the shop on the Green

Footpaths and alleyways are of great social and recreational value to the community. The Village has numerous footpaths and footways both within the built-up area and leading to the surrounding countryside, though the waymarking of some could be improved. It could be said that one of the defining features of the Village is that open countryside is not far from the centre and can easily be reached on foot. Any new development should provide safe, attractive pedestrian and cyclist links to the existing built-up areas so as to ensure appropriate levels of integration and to encourage a reduction in car usage. Similarly, peripheral developments should where practicable link to existing footpaths into the open countryside.

Roads and footways have a significant impact on the appearance of the Village. A number of existing features which contribute to the character of the Village include, for example, Enterpen where the wide grass verge along one side and the wide footway on the other provide a rural rather than an urban experience. The cobbles still found along East Side and in parts of North End have a similar effect.

Both grass verges and cobbles which border thoroughfares, and grassed areas which serve as informal recreation areas, add to the rural atmosphere and should be considered for inclusion in new developments. Where possible the urban design principles which inform most highway standards should be ameliorated by including design features which reflect a rural rather than an urban scene. Developers should be encouraged to adopt this approach.

In order to reflect the outstanding feature of the Village, namely its mature trees, thought should be given by developers, the highway authority and the Parish Council to the use of open spaces for new tree planting. No other measure would do as much to reinforce the dominant characteristic of the Village, and a sense of inclusion between the old and the new should be created.

Street furniture should where possible reflect the Village scene in the choice of design and materials. This is a requirement which should be given special attention in the Conservation Area. In the same context thought should be given to the most appropriate surfacing materials, particularly with respect to texture and colour.

Guidelines on Highways, Transport and Footpaths.

HTFG1. New development will inevitably add to the existing traffic and parking problems, particularly those around the Village Green. Accordingly, developers should include in their proposals measures for minimising any adverse effects or show reasons why this is not possible.

HTFG2. Major new developments should not have main exits onto narrow roads within the existing built-up area. Examples of such roads are Enterpen and Belbrough Lane in Hutton and Rudby Bank Top in Rudby.

HTFG3. Estate roads should be of designs appropriate to their setting in the Village, for example using grass or cobbles in their verges, and incorporating informal open areas and tree planting to reinforce the existing characteristics of the Village. With appropriate detailing the urban look of many standard highway designs can be ameliorated

HTFG4. Off-street parking provided with new developments should be carefully designed to avoid being intrusive and appropriate materials should be used to fit in with the Village scene.

HTFG5. Existing footways, footpaths, bridle ways and green lanes should be preserved, well waymarked and, where appropriate, extended. New developments in the vicinity of such routes should be designed to provide access to them to encourage the reduction in car usage.

HTFG6. Where practicable new developments should be designed to provide appropriate, well waymarked routes for pedestrians and cyclists to connect to the established settlement with its shops and facilities, and also to link into existing rights of way leading into the surrounding countryside.

HTFG7. Street furniture should be selected to ensure a degree of sympathy with the rural setting and the character of the Village, particularly in the Conservation Area.

Hutton Rudby Village Design Group

Ian Watt: Chairman

Peter Markey: Vice Chairman

Peter Watts: Treasurer

Meg Hoggarth: Secretary

Roger Hole: Editorial Assistant

December 1999

Mrs. Betsy Walkington as a District Councillor for Rudby Ward initially paved the way for the VDS and then with the support of Rudby Parish Council and the help and assistance of Hambleton District Council and the Countryside Agency this project has come to fruition.

The advice we have had from the officers of the Council and the Agency has been of great value to us and we would like also to thank the Parish and District Councillors for all their help.

However, the VDS could not have been produced without that band of willing volunteers who have given so much of their time to this project and also all the residents of the Village who contributed to the process.

The colour photograph on the front cover was taken by Chris Barron of Hambleton District Council. The other photographs were taken by Warwick Medlock, Roger Hole, Roger Lindsay and Peter Markey. The drawing of All Saints Parish Church is the work of R.Henderson. All other drawings are by Penny Pinkney.

Appendix 1 – Consultations

In October 1997 a steering Committee was formed to gather support for a Village Design Statement following positive support from the Parish Council. Contact was made with the Hambleton District Council and the Countryside Commission. A leaflet was distributed to every household and a very well attended public meeting was held in January 1998.

Following the very favourable response and promises of active support at the meeting it was decided to proceed with the VDS. Further public meetings agreed the way forward and some ten groups were formed to survey the buildings, wildlife, landscape and other aspects of the Village.

These surveys form the basis of the VDS. The surveys include a very valuable survey of grasslands, a photographic and descriptive record of the buildings of the Village and two reports on wildlife and landscape. In the future these may well be of interest to researchers and we shall be trying to find a long-term home for them. The Consultation draft of the VDS was distributed to every residence in the Village and an open day was also held on a Saturday. The residents were invited to give their views as well as some 15 public and voluntary organisations. All the responses were considered by a well attended meeting of the VDS Group.

During this process the members of the VDS Group have had many contacts and discussions with residents about the VDS. These contacts confirm the views expressed in the public meetings and in the formal consultation responses by an overwhelming majority of the residents. There is strong opposition to any significant new development. The rationale for this is not merely the not-in-my-back-yard syndrome but a proper realisation that the Village has grown to a point where its infrastructure and community services are at their limit and that further growth would require new infrastructure and services. Realistically these could only be provided on the periphery of the Village. If this happened this would then justify even more new development and therefore the character of the Village would be irretrievably lost. As it is, even incremental development within the development limits is likely to lead to loss of valuable amenity open space and the important vistas these provide, intensify the density of the built-up areas and increase the pressure on services.

Appendix 2 – Listed Buildings

All the following are Grade II listed except for All Saints Church which is Grade I

1. **Hutton Bridge.**
Bridge over the River Leven, 1755.
2. **Gardenstone Farmhouse, with adjoining granary and stable. (Station Lane).**
Circa 1700 with early-mid C19 extensions.
3. **Linden Grange (formerly listed as Linden Grove). (Off south side of Belbrough Lane).**
House, mid-C18 with C19 extensions.
4. **Ober Green Farmhouse and Ober Green Cottage. (Campion Lane, east side).**
House and cottage, circa 1800 with alterations.
5. **Manor House Farmhouse. (Crathorne Road).**
Farmhouse, incorporating cottage. C18 with some C19 rebuilding.
6. **Barn to east of Manor House Farmhouse.**
Barn, early C18.
7. **Hutton Grange Farmhouse. (Garbutts Lane, north side).**
Farmhouse, C18 with alterations.
8. **Nos. 1 and 2, East Side, The Green. (Hutton House).**
House; C18, early-mid and late C19, of several builds, now two residences.
9. **Nos. 3 and 4, East Side, The Green.**
Pair of houses, C18. Both have C20 entrances.
10. **K6 Telephone Kiosk. (South Side, The Green).**
Designed 1935 by Sir Giles Gilbert Scott.
11. **No. 5, North Side, The Green. (The Elms).**
House, late C18, with flanking early C19 canted bays.
12. **No.17, North Side, The Green.**
House, C18, with early C19 shop front at right, and C20 3-light casements at left.
13. **No. 22, North Side, The Green.**
House, late C18 or early C19, with door flanked by C20 casements.
14. **The Bay Horse Inn. (Hutton Bank, west side).**
Public House.C17 with additions of C19 and later. C20 glazed door in main part.
15. **No.8, North End, west side.**
House, early C19.
16. **No.24, North End, west side.**
House,late C17.
17. **No.29, North End, east side.**
House, late C17 or early C18.
18. **The Old School. (The Wynd, south-east side).**
School, now four dwellings. Mid C19.
19. **Rudby Green Farmhouse. (Rudby Bank).**
Late C17 or early C18. Modern door and casements. C19 small right extension. Rear wing of early C19 appearance.
20. **Church of All Saints. (Foot of Rudby Bank).**
Early C14 nave and south aisle, the aisle extended westward and south tower porch added in C15. Chancel also C14 but partly rebuilt in C18. Restoration of 1892 replaced most of windows but for one in north aisle and large west window.Oak barrelled roof of 1923-24.

Appendix 3 – Examples of Other Notable Buildings

Both inside and outside the Conservation Area are several buildings which, though not Listed, are of historical or architectural interest. This is true of the majority of the properties around the Green and North End.

Others are:

In Enterpen,

Lowfield, where the house is part cobble-built;
Highfield House;
Chestnut Cottage;
Rose Cottage (formerly a 4-bed cottage hospital);
Layton House;
The Station Hotel.

In Belbrough Lane,

The Village Hall;
The Vicarage;
Ganavan;
Drumrauch Hall, with its octagonal tower, and its erstwhile servants' quarters and outbuildings.

In Doctors Lane,

Ravensthorpe;
Albion Terrace;
Albion House.

In Rudby,

Bathurst Cottage (built in 1740 as the Bathurst Charity School, beside the churchyard).

Appendix 4 – Landscape Features of Community Importance

The Leven Valley - the whole of the valley is of the utmost importance to the Village as a landscape feature, as a wildlife and recreational resource and for the setting of the most historic building in the Village - the Parish Church All Saints

The Village Green and North End - the green and spacious heart of the historic settlement.

Enterpen - the open space adjoining Highfield providing an open vista of the Hills

South Side/
Enterpen - the allotments, gardens, wooded and vacant land which lies between the dwellings fronting these two thoroughfares is apart from the Green the only significant open area left in the centre of the Village

Appendix 5 – Hambleton District-Wide Local Plan References

The Proposals Map (North) of the District-Wide Local Plan (DWLP) shows the whole countryside surrounding the Village as covered by one or another of Policies L11 (Landscape Enhancement Areas), L9 (Special Landscape Areas), L8 (Parks and Gardens) or NC4 (Non-Statutory sites of nature conservation interest). Inset Map 81 shows a substantial part of the Leven Valley, between the built-up areas of Hutton and Rudby, as covered by Policy L9.

The list which follows relates Policies in the Adopted Version of the DWLP to the VDS Guidelines. Some Plan Policies are not relevant to the VDS, and some Guidelines relate to matters not explicitly covered by Plan Policies.

Guidelines	Plan Policies	Guidelines	Plan Policies
LWG1	L13, L14, HH11	BG7	HH1, HH4, HH5, HH6, BD3, BD4
LWG2	L13, L14, HH11	BG8	BD3, H12
LWG3	L3, L9, L11	BG10	HH1, HH3, HH4, HH5, BD3, BD4
LWG4	L3, L9, L14	BG11	HH15, HH16, HH17, HH18
LWG5	L3, L9, L14	BG12	PH1, HH9
LWG6	NC6, H9	BG13	BD7, BD8
LWG7	L9, L12, NC4, NC7	CG1	H9, H19, H21, HH6, SR1, SR2, SR3, SR15
LWG8	L12, PH1, PH6, PH11, UT1, UT2, UT3, UT4	CG2	EM7, EM8, EM15, EM16, TO7, TO8
LWG9	L9, L11, NC1, NC4	CG3	PH1, PH3, EM7, EM8, EM15, EM16, S15
LWG10	L11	CG4	H27, EM11, TO8
BG2	H8, H9, H10, H11, H16	HTFG1	T2, T6, T11, T12, T14, T15, T19
BG3	BD1, BD2, BD3	HTFG5	T18
BG4	H10, H19, BD3	HTFG6	T18, T19
BG5	H9, H10, H11	HTFG7	HH9
BG6	BD2		

