

Cononley Conservation Area Appraisal *Draft*

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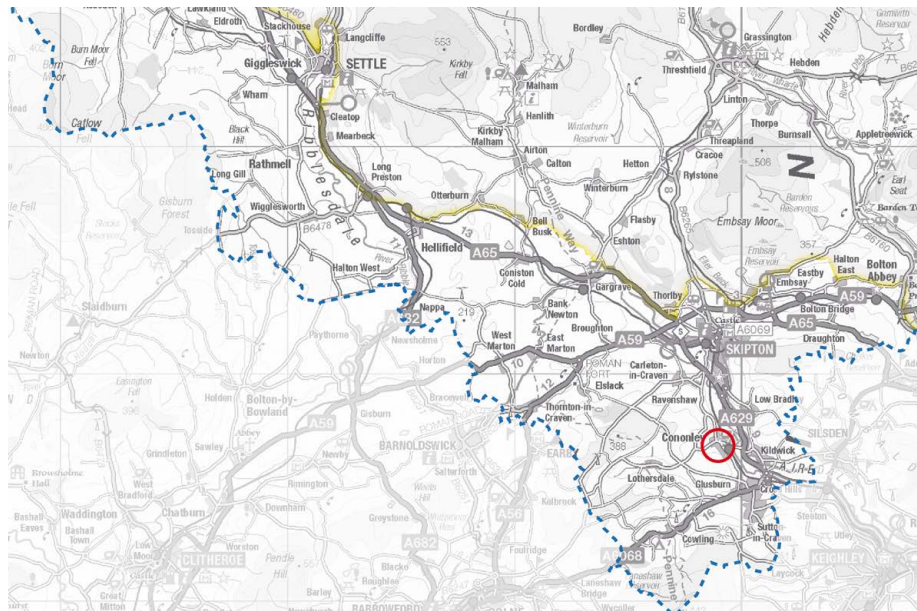
1.0 Overview

1.1 Purpose and use

Conservation area appraisals help Craven District Council and local communities to preserve the special character and appearance of conservation areas.

They do this by providing homeowners, developers, Council officers and other interested parties with a framework against which future development proposals in the conservation area can be assessed and determined.

A conservation area appraisal outlines the history of an area and explains what makes it special. It identifies the elements that make up the special character and appearance of the area, and those that detract from it, and provides recommendations for the area's management. This may include changes to its boundaries, where appropriate. A conservation area appraisal is not a history or detailed description of a place. It contains sufficient information to support effective management and decision making in the planning system.



Location of Cononley

In this way, appraisals support the District Council's legal duty (under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.

You can find further information about conservation areas and the methodology used to prepare this appraisal, together with a general introduction to the history, landscape, buildings and settlement forms of Craven, in the document *Introduction to Craven Conservation Area Appraisals* which can be downloaded from the Craven District Council website.

1.2 Overview and special interest of the conservation area

Cononley lies in the Settled Industrial Valleys Landscape and on the edge of Landscape Area 38, Siltstone and Sandstone Low Moors overlooking the Aire Valley. The village core is very rural in character and contains a mix of historic building styles from the seventeenth to the late nineteenth century. Historically it has been associated both with the textile industry and lead mining. Gib Hill is the most dominant landscape feature.

The historic core has a strong rural character, following the medieval layout of a Main Street and back lane, with the majority of buildings fronting onto Main Street. The village contains a number of designated heritage assets, most of which are seventeenth and eighteenth-century former farms such as Pear Tree, King's and Bradley's Farmhouses, all listed at grade II.

The Cononley Conservation Area is relatively large and includes significant areas of open landscape to the west and south. It nestles in the lower slopes of Glusburn Moor (Gib


Hill), part of the Siltstone and Sandstone Low Moors and Fells landscape. From the south and east the massing of Station Mill and its chimney, with a backdrop of green enclosed and moderately treed high ground above the flat expanse of the Aire Valley defines the setting of this settlement.

Cononley contains a complex but highly legible historic core representing three key rural activities, lead mining, agriculture and textile working – the latter including purpose-built handloom weavers' accommodation (Aire View Terrace) and the last of three steam-powered textile mills (currently outside the Conservation Area). The relationship between the historic core and its associated agricultural hinterland is very strong to the west and south but significantly obscured to the north

Designation date:	1979
Extension date:	1989
Reason for extension:	Extended to include area of open land to the south of the village including the slopes of Gib Hill that form the setting of the village.
Appraisal date:	2023

How to use the interactive conservation area map

The interactive map on the following page contains a series of layers, each displaying a different piece of information. The elements include: the conservation area boundary, a Victorian Ordnance Survey map, listed buildings, landmarks, significant views, archaeology analysis, historic characterisation and open space assessment. The document *Introduction to Craven Conservation Area Appraisals* on the Craven District Council website lists the sources of this information.

These layers can be hidden and revealed in any combination, in order to illustrate and compare aspects of the Appraisal. This is achieved using the 'Layers panel', which is displayed by clicking the 'Layers' button  on the left-hand side of the screen. On the panel, click the small box alongside each layer title to hide or reveal that layer.

Note: interactive maps do not currently work on some browsers or pdf readers, or on the version of Adobe

Reader which is used on many mobile devices such as iPads and mobile phones. You are recommended to download the pdf on to a computer and open with Adobe software, which can be downloaded for free.

Navigating this electronic document

This pdf contains features to assist navigation:

Click the contents page to reach individual sections, or use the 'bookmarks panel'.

Follow hyperlinks - identified by [blue text](#) – to online resources and documents or other parts of the report.

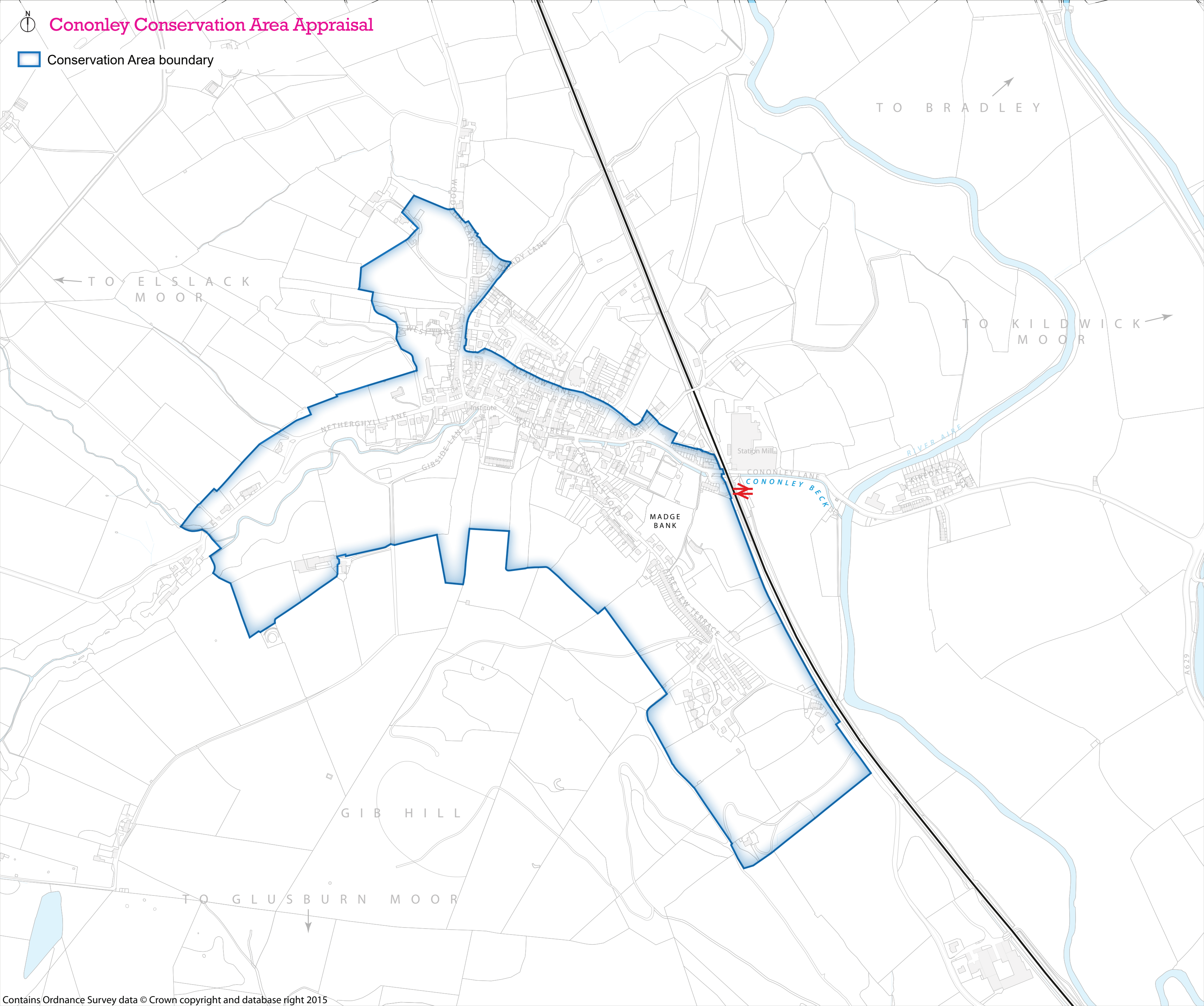
Use buttons at the bottom of each page to:

Contents return to the contents page

Map access the layered map

Cononley Conservation Area Appraisal

 Conservation Area boundary



2.0 Character

2.1 Historic development and contemporary character

Consult the following layers of the [interactive map](#) in combination with the text below: 19th century Ordnance Survey (OS) maps; historical development analysis; archaeological analysis. See also section 7.3 in [Chapter 7](#) for details and links of useful references and sources of information.

- Cononley is recorded in the 11th century Domesday book (translated and made available through [Open Domesday](#)). It is described as a 'quite small' settlement at that time, one of a number of similar villages situated along the western and southern edge of the Aire valley floodplain within the large historic parish of Kildwick.
- Lead was mined here since at least the early 16th century, in several periods of activity. A number of listed buildings related to lead mining stand on Gib Hill which, although outside the Conservation Area, provide important historic context to the village.
- The village expanded with the mining activity, and by the mid-19th century 16% of the working population were employed in the industry. Mining families moved in from as far as Derbyshire and Cornwall. The increased population was probably accommodated in existing farm buildings converted to residential and infilling of the medieval tofts and crofts (see *Introduction to Craven Conservation Area Appraisals*).
- Although lead mining was clearly important at various points in history, agriculture and textile working continued to be the main economic force in Cononley. Therefore, the Conservation Area's historic buildings are a mix of farms, farm buildings, weavers' cottages and industrial workers' terraces. There were no dwellings constructed specifically for miners as far as can be ascertained.
- Textile working was, as with the majority of similar settlements in Craven, the dominant economic force. Hand loom weaving continued into the mid-19th century. Aire View Terrace (formerly Union or Club Row)

on Crosshills Road is a row of 32 dwellings constructed in the late 18th or early 19th centuries to house handloom weavers and their families as owner/occupiers.

- Two steam-powered mills - High Mill and Low Mill - replaced an early textile mill located by Cononley Station in the 1840s, and were subsequently replaced by the present Station Mill in the late 19th century. A further steam-powered mill, Aireside Mill, now demolished, lay east of the River Aire. A new residential development, Airedale Ings, has been constructed on the site.
- In the 20th century, Crag View terraces (off Crosshills Road) were begun in the late 1920s. The biggest expansion occurred in the 1960s and 1970s with the construction of link terraces north of Meadow Lane (formerly Back Lane) on historic village enclosures.

2.2 Spatial and built character

- The historic core of Cononley retains a rural character derived from a classical medieval village layout, with a principal street (Main Street) and a back lane (Meadow Lane) and clearly defined arrangement of tofts and crofts of medieval origin (see *Introduction to Craven Conservation Area Appraisals*). The village contains a number of designated heritage assets, most of which are 17th and 18th century former farms such as Pear Tree, King's and Bradley's Farmhouses, all listed at grade II.
- Although late-20th century housing has disrupted the relationship between the core and former village fields to the north, the historic 'edge of settlement' in Meadow Lane (formerly Back Lane) is still very well defined. The legibility of the surrounding landscape is also strong with many of the enclosure boundaries shown on the 1853 Ordnance Survey map surviving (see [interactive map](#)).

- The lanes and roads within the village are unchanged since at least 1853. There are also a number of official and unofficial footpaths connecting Main Street with Meadow Lane.
- Cononley Beck is a strong feature along Main Street with small narrow bridges providing access to converted historic farms and other buildings such as Bradley's Farm and King's Farm. The Beck is culverted from the Institute to Holgate House.



View of Main Street from Cross Hills Road showing drystone boundary walls and the 17th century Milton House to the left

- Infilling over the last couple of centuries has resulted in a rich mix of styles and a relatively dense built environment.



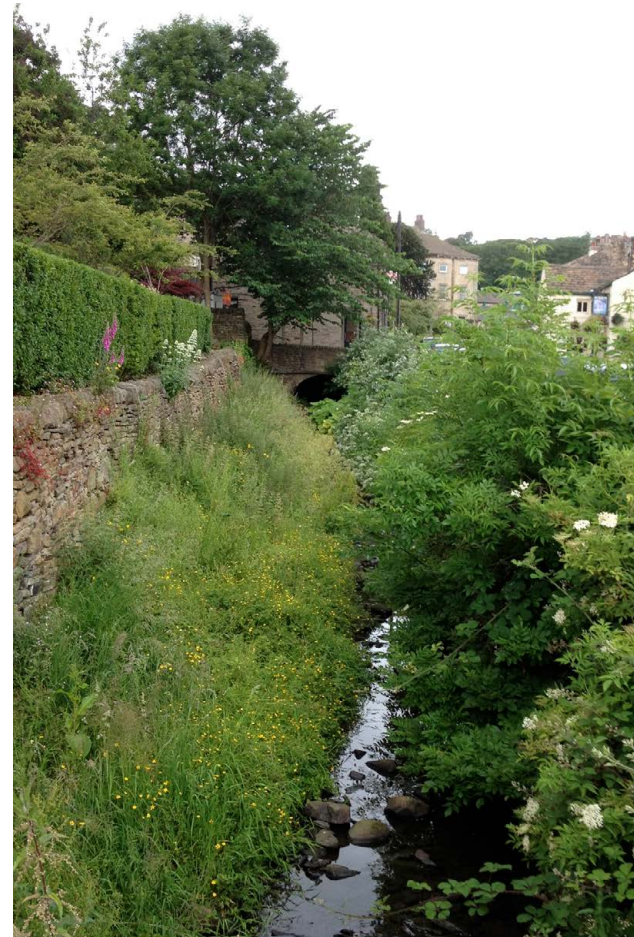
View of Cononley (Station) Mill from the Railway Station in 2022. Note the Juliette Balconies adding an unwelcome feature to this historic mill

- The majority of buildings in the historic core are two-storey. Exceptions include the grade II-listed Cononley Hall (three storeys) and numbers 94 -98 Main Street (three storeys). There are also landmark structures such as The Institute and Station Mill that make a significant contribution to the character and appearance of the Conservation Area. They are discussed in [section 2.4](#) below.
- Many of the older buildings have been sensitively refurbished although, in common with many other Conservation Areas, there is significant use of uPVC and similar materials in window and door replacement, particularly on undesignated buildings (see [section 2.5](#) below and management recommendation 1 to 3 in [Chapter 6](#)).
- Drystone walled enclosed front gardens are a common feature along the Main Street. Some properties such as the grade II-listed Hall Croft and the grade II-listed Bay House are well set back from the road. Hall House is situated behind number 120 Main Street, a later infill dwelling (formerly two cottages). Some stone boundary walls are topped with cast iron railings. A significant number of boundary walls have been removed to facilitate off-street parking (see further, [Chapter 5](#) and management recommendation 3 in [Chapter 6](#)).
- 128 -134 High Street is an attractive undesignated row of early-19th century cottages with enclosed (stone walls) front gardens opposite a slightly later row without enclosed fronts.



Sensitive restoration on Main Street

- The late 20th century development off Meadow Lane (formerly Back Lane) is generously laid out with wide partially tree lined verges and enclosed front and back gardens.
- The gateway into the village from the east is dominated by Station Mill which although outwith the Conservation Area has a profound visual impact. The Mill is rarely glimpsed from within the historic core. The chimney is a strong feature looking east along Main Street from the grade II-listed New Inn and from Crosshills Road.
- The railway and station (originally early 19th century) form the eastern boundary of the Conservation Area.
- Gib Hill is a significant landscape feature to the south which can be glimpsed from a number of locations within the village between properties and along lanes and alleys.



Cononley Beck looking west off Main Street

2.3 Public open space

- The Playing Fields, off Main Street by the railway line. A public space owned and managed by the parish council which includes a bowling green and children's play area.
- Cononley Sports Club, off Cross Hills Road. Cricket and football pitches for public use plus a clubhouse and carpark.



An example of coursed gritstone rubble construction in Cononley

- Allotments, between Meadow Croft and the Railway. These are not strictly public as they are owned and managed by the Parish Council for allotment holders only.
- Allotments, opposite Aire View Terrace and possibly historically associated with it. The gardens provide an undeveloped frontage to Cross Hills Road.
- St John's Churchyard, off Netherghyll Lane. Surrounding the church, this area provides important green space surrounded by mature trees.



On the Main Street. Note the large dormer, timber sashes and upvc windows

2.4 Landmark buildings and structures

The landmark layer of the [interactive map](#) identifies buildings and landscapes that form visual or historical landmarks in the Conservation Area. This selection – also listed below – is not exhaustive. It includes both designated heritage assets such as listed buildings and non-designated buildings and places. Several make a significant contribution to the character of the Conservation Area, including Station Mill (formerly Cononley Mill), dating to the early 19th century and just outside the Conservation Area; Aire View Terrace (row of early 19th century weavers' cottages on Crosshills Road), with its front stone-built outhouses; and, The Institute (built in 1909 with a clock tower added in 1921), used as Parish Rooms.

Management Recommendation 1 of this appraisal (see [Chapter 6.0](#)) advises that Craven District Council should adopt a Local List of non-designated heritage assets. Buildings and landscapes identified as landmarks on the interactive map might be considered for inclusion on such a list. In addition, there may be further buildings, structures and landscapes that the District Council and others might consider non-designated heritage assets.

- Aire View Terrace - Undesignated
- Cononley Hall - Grade II listed
- St John's Church - Undesignated
- Station Mill - Undesignated
- The Institute – Undesignated
- The New Inn – Grade II listed
- The Railway Inn and adjoining Terrace – Undesignated



View of the Landmark Aire View Terrace showing the outhouses fronting Cross Hills Road

2.5 Materials

- Walls: coursed gritstone rubble for older buildings with more tooled rectangular gritstone ashlar for later buildings. Gritstone drystone walls around enclosures, gardens and lining roads. Often these boundary walls have been removed or partially removed to facilitate off-street parking, causing a negative impact on the character and appearance of the Conservation Area (see Management Recommendation 3 in [Chapter 6.0](#)).
- Window reveals: tooled gritstone monoliths.
- Gateposts: tooled gritstone, occasionally decorated.
- Roofing: Westmorland slate, Yordale sandstone slates and locally sourced sandstone slates. The use of “blue” slate has become ubiquitous in recent years and has a negative impact on the character and appearance of the Conservation Area because it is not a traditional material in Craven.
- Windows: timber casement and sashes, generally painted white. Many alterations and replacement of timber sashes with modern casements, often uPVC or similar, which have a harmful impact on the character and appearance of the Conservation Area because these are not traditional materials (see Management Recommendation 3 in [Chapter 6.0](#)).

- Pavements: generally asphalt with narrow concrete and granite kerbs. There is very little traditional paving, except for a length in front of Aire View Terrace, some on New Inn Fold and flags on the footpath route from Main Street to Gordon Terrace alongside Gordon House. All these are Pennine Sandstone flags. It appears that the paving on Main Street is relatively recent.
- Surfaces: asphalt throughout. Cobbles and other surfaces are very rare and restricted to a few yards. New materials such as block paving are common and detract from the character and appearance of the Conservation Area because they are not traditional local materials.
- Street furniture: mixture of styles in street lighting. The majority are wall mounted with occasional galvanized steel columns and occasional concrete columns.

2.6 Relationship with other settlements

- To the east is the small development of Airedale Ings which occupies the site of the former Aireside Mill, one of two major employers of Cononley residents up to the early 20th century. To the north is the hamlet of Cononley Woodside, a collection of farms and cottages.

3.0 Landscape and Open Space

3.1 The contribution of open space

The character and appearance of the Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in two main ways:

- It allows views across the conservation area and forms the setting to its historic buildings.
- It defines the pattern of historic settlement and its relationship to the landscape around.

The extent of the contribution of individual parcels of open space often depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

3.2 Open space assessment methodology

The methodology used in this appraisal to assess the contribution of open space to the character and appearance of the Conservation Area is described in the document *Introduction to Craven Conservation Area Appraisals* which can be downloaded from the Craven District Council website. Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). Private gardens and private car parks are excluded although it should be recognised that these features can make a positive contribution to the character and appearance of the Conservation Area both in terms of their management and historic form and function.

Individual parcels of land are mapped on the 'open space assessment' layer of the [interactive map](#) at the front of this Appraisal and described in section 3.4 below according to how much contribution they make to the character and appearance of the Conservation Area. The following categories are used

Purple: Open space that makes a strong contribution to the character and appearance of the Conservation Area (development in these areas is likely to cause harm to the character and appearance of the Conservation Area; such harm should only be permitted where this is outweighed by the public benefits of the proposal).

Yellow: Open space that makes some contribution to character and appearance of the Conservation Area (development in these areas should be conservation led and make a positive contribution to the character and appearance of the Conservation Area).

Brown: Open space that makes no or negligible contribution to character and appearance of the Conservation Area (development in these areas is not likely to impact on the character and appearance of the Conservation Area).

3.3 Overview of character and contribution

The most of surrounding landscape makes a significant contribution to the character and appearance of the Cononley Conservation Area, and relationship between the historic core and its associated agricultural hinterland is very strong to the west and south, though significantly obscured to the north. In 1989 the Conservation Area was expanded to include the slopes of Gib Hill. The resultant boundary is relatively large and includes significant areas of open landscape to the west and south.

The village nestles in the lower slopes of Glusburn Moor (Gib Hill), part of the Siltstone and Sandstone Low Moors and Fells landscape. From the south and east the massing of Station Mill and its chimney, with a backdrop of green enclosed and moderately treed high ground above the flat expanse of the Aire Valley, defines the setting of this settlement.

3.4 Open space assessment

OP1 - Land behind Meadow Croft

Some contribution

- The relationship between the historic edge of settlement on Meadow Lane (formerly Back Lane) has been significantly obscured by late-20th century housing and the contribution of much of this landscape to the Conservation Area has lessened as a consequence. Therefore, this area makes some contribution to the Conservation Area.
- Having said that, it is clear that the historic field boundaries are associated with former village infield (probably enclosed medieval strip fields); the current use of two long plots for allotments continues the spirit of former uses. From an archaeological perspective there is much merit in seeking a continuation of the present land use and any future development proposals should be resisted on historic landscape grounds.

OP2 - Land flanking Shady Lane

Strong Contribution

- Fields north and south of Shady Lane make a positive contribution to the setting of the Conservation Area, in particular because of the well-used public footpath connecting the village to the River Aire and beyond. Historic boundaries associated with the 16th-17th century enclosure of former medieval open fields survive in this area.



Allotments to the north of Back Lane, OP1

OP3 - Land north west of Cononley

Strong Contribution

- The relationship between settlement and open countryside is very well understood from here. Large enclosed fields, some incorporating historic boundaries, strengthen this relationship to the west. There is a particularly fine example of an enclosed former strip field off Skipton Road (formerly Woodside Lane) to the north of West Lane (formerly Tan Pit Lane).
- The fields form the landscape foreground to views from Skipton Road across the Aire Valley with clear views of Station Mill (V5, see [chapter 4](#)) and to views, further into the village, of its roofscape nesting in the lower slopes of Glusburn Moor (Gib Hill).

OP4 - Land to the west, either side of Netherghyll Lane

Strong Contribution

- Approaching from the west along Netherghyll Lane (V6, see [chapter 4](#)), the settlement is largely hidden from view in the lea of the lower slopes of Glusburn

Moor (Gib Hill). Apart from a few late-20th century bungalows opposite the screened late-19th century St John's Church, the village is encountered largely in its 19th century form. Low drystone walls and former agricultural buildings lie in the foreground against a backdrop of the wooded slopes of Kildwick Moor.



View of OP3 from Woodside Lane

OP5 - Land south of Cononley

Strong Contribution

- The slopes of Glusburn Moor incorporate surviving historic field boundaries that form part of the agricultural hinterland of Cononley. The landscape is highly visible from the east, especially Cononley Lane, with glimpses through from Crosshills Road.
- The historic 'edge of settlement' to the south is very strong despite the inclusion of a row of early 20th century dwellings in the former grounds of Cononley Hall.
- Views from Gibside Lane above the Grade II-listed Ghyll Farmhouse and farm cottage (**V1**, see [chapter 4](#)), are particularly impressive of village roofscape and the open landscape of the River Aire beyond and a fine view of Low Bradley.

- The landscape here makes a significant contribution to the setting of the Ghyll Farmhouse, Ghyll Farm cottage and Cononley Hall, all within the Conservation Area.
- From Main Street near the Institute there is a significant glimpsed view of the slopes beyond the village (**V2**, see [chapter 4](#)).

OP6 - Land north of Meadow Lane

Strong Contribution

- As with OP1, the survival of historic field boundaries here is good, and maintains the historic edge of the settlement and relationship to its agricultural landscape.

OP7 - Land east of the Railway

Strong Contribution

- The landscape to the north of Cononley Lane between the River Aire and the railway line is characterised by irregular hedged enclosures that have changed little since 1853. Some of the boundaries clearly pre-date the railway and are part of the historic field system of Cononley village.
- The dominant feature is the non-designated Station Mill and its chimney. This site is outside the Conservation Area but the structure makes a significant historical and landscape contribution to the setting and appearance of the Conservation Area. However, the extent and nature of recent redevelopment precludes extending the Conservation Area boundary to include the site.
- This area is significant for its contribution to views from the A629 and various public footpaths in the valley. The dominance of the Mill in relation to the subtle outline of the historic core of the village, seen in the context of

the surrounding landscape, is significant not just for the Conservation Area but also for a wider appreciation of Aire valley settlements as a whole.

OP8 and OP9 - Land between Crosshills Road and the railway

Strong Contribution

- Aire View Terrace (a landmark building) and the enclosed fields of the slopes of Gib Hill and Glusburn Moor are clearly visible from Cononley Lane across the railway and playing fields beyond.
- There are glimpsed views across the playing fields to Aire View Terrace with Madge Bank in the foreground. These fields maintain the historic separation of the southern and eastern approaches into the village.
- There are spectacular uninterrupted views of Station Mill, the Aire Valley and the landscape beyond from Aire View Terrace and Crosshills Road (**V3**, see [chapter 4](#)).

- Madge Bank, glimpsed from Crosshills Road (**V3**, see [chapter 4](#)), is an important part of the historic landscape comprising boundaries that are shown on the 1853 Ordnance Survey map (see the [interactive map](#)).
- The cricket ground and playing fields are owned by Cononley Parish Council and are an important public open space.

4.0 Views

4.1 Purpose and methodology

Views make an important contribution to our ability to appreciate the character and appearance of the Conservation Area. A representative selection has been identified in the Appraisal that encapsulate and express the special character of the Conservation Area, and the contribution of its landscape setting. Some of these views are dynamic, whereby moving along a street or path reveals a changing streetscape or landscape.

The selection is not exhaustive and other significant views might be identified by the council when considering proposals for development or change.

The views are described over the following pages and identified on the Views layer of the [interactive map](#).

The methodology used to assess views is described in the document *Introduction to Craven Conservation Area Appraisals* which can be downloaded from the Craven District Council website.

4.2 The nature of views in the Conservation Area

Views in Cononley are dominated by Gib Hill to the immediate south of the settlement and by the Aire Valley to the east. Although the surviving historic mill (Station Mill) cannot be significantly viewed from within the historic core, its presence is dominant from the eastern, northern and southern approaches into the village. Within the historic core, there are many glimpsed views up and through lanes and other access tracks between Meadow Lane (formerly Back Lane) and Main Street. These glimpsed views show the varied architectural styles that contribute to the character of the Conservation Area. They also illustrate the importance of open countryside, particularly the slopes of Gib Hill and the land between Crosshills Road and Cononley Lane.

4.3 Description of views

V1: Fixed view - View from Gibside Lane

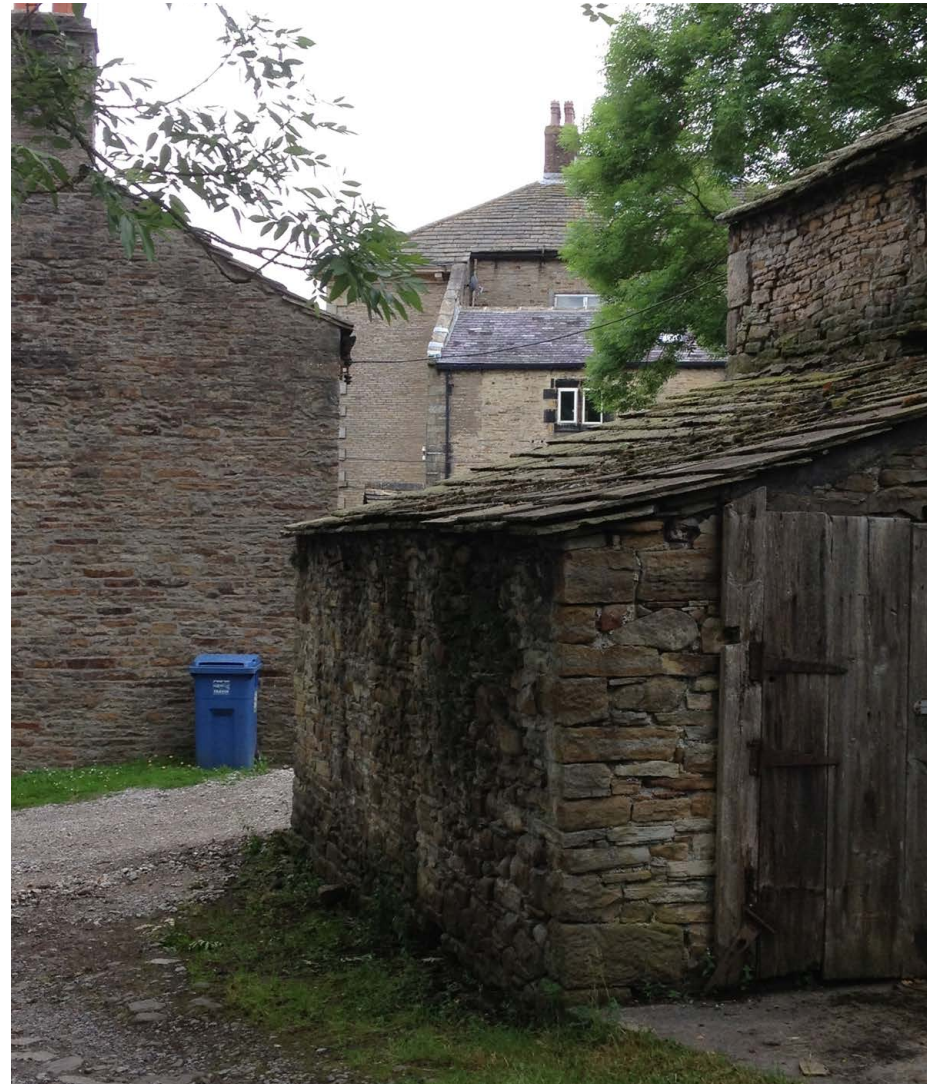
- Views from Gibside Lane above the grade II-listed Ghyll Farm are particularly impressive of the village, the roofscape and the open landscape of the Aire beyond including a fine view of Low Bradley.
- Immediate setting incorporates landscape that makes a significant contribution to the setting of the grade II-listed Ghyll Farm and the grade II-listed Cononley Hall.



V1 - view from Gibside Lane looking north

V2: Fixed views - Glimpsed view of Gib Hill from Main Street

- Significant glimpsed view of the slopes beyond the village from Main Street by the Institute. Key view that illustrates the strong 'edge of settlement' to the south as seen from the historic core.



A view of the start of Gibside Lane at V2

V3: Fixed view - Framed view over Madge Bank to Station Mill

- This is a particularly dramatic view of Station Mill and its chimney.
- Madge Bank in the foreground is an important part of the historic landscape comprising field boundaries that are shown on the 1853 Ordnance Survey map (see the [interactive map](#)).
- This view is framed by a small barn on the left, again shown on the 1853 Ordnance Survey map (see the [interactive map](#)). To the right the view is framed by an early-20th century cottage. Beyond the Mill, the view captures the Aire Valley and the settlement of High Bradley and Bradley Moor beyond.



V3 - view over Madge Bank to Station Mill

V4: Dynamic view - Views from eastern gateway to Cononley

- Aire View Terrace, Madge Bank and the enclosed fields of the slopes of Gib Hill are clearly visible from Cononley Lane near the River Aire.
- Dynamic views of the landscape to the north of Cononley Lane between the River Aire and the railway line which is characterised by irregular hedged enclosures that has little changed since 1853. Some of the boundaries clearly pre-date the railway and are part of the historic field system of Cononley village.
- There are excellent dynamic views of the visually dominant Station Mill and chimney. Located just outside the Conservation Area, this structure makes a significant contribution to the setting and appearance of the Conservation Area beyond.



V4 - view from Cononley Lane across the railway to Cross Hills Road and Aire View Terrace

V5: Dynamic view - Views from the northern gateway into Cononley

- The approach to the village on Woodside Lane is elevated above the Aire Valley with clear views of Station Mill. Once entering the village, views are restricted by walls and hedges until the Conservation Area boundary is reached. From here there is the first glimpse of the village roofscape nesting in the lower slopes of Gib Hill and a dynamic view down to Shady Grove Farm.
- The relationship between settlement and open countryside is very well understood from here. Large enclosed fields, some incorporating historic boundaries strengthen this relationship to the west. There is a particularly fine example of enclosed former strip fields off Woodside Lane to the north of West Lane.



V5 - view from Skipton Road (Woodside Lane) to the West

V6: Dynamic view - Views from Netherghyll Lane

- Approaching from the west along Netherghyll Lane, the settlement is largely hidden from view in the lea of the lower slopes of Gib Hill. Apart from a few discrete late-20th century bungalows opposite the partially screened late-19th century St John's Church, the village is encountered pretty much in its 19th century form.
- Low drystone walls and agricultural buildings associated with Kiln Hill Farm lie in the foreground against a backdrop of the wooded slopes of Farnhill Moor.
- Views to the northeast across the Cononley Beck valley into and through the Conservation Area are exceptional.
- The Beck is lined with mature trees and there is a parkland feel to the fields below Gib Hill.



V6 - view from Netherghyll Lane looking down to the course of the Cononley Beck

V7: Dynamic view - From the southern gateway on Crosshills Road

- At the junction of Crosshills Road and the railway, immediately at the Conservation Area boundary, views of Station Mill are exceptionally fine with the whole of the main mill elevation clearly visible. From here the approach to Aire View Terrace combines dynamic views of Gib Hill and enclosures above the historic core with glimpsed views (through trees in the summer) of the mill chimney and the open landscape setting to the east with views across the Aire Valley. The drama of Aire View Terrace is captured from this approach. The late-twentieth century development of Crag View enhances rather than detracts.



V7 - view of Aire View Terrace from Cross Hills Road

V8: Fixed view – From the playing fields

- Glimpsed views across the playing fields of early-19th century Aire View Terrace with Madge Bank in the foreground.
- These fields maintain the historic separation of the southern and eastern approaches into the village.



V8 - glimpsed views across the playing fields of early-nineteenth century Aire View Terrace with Madge Bank in the foreground

V9: Fixed view - 360 degree view from junction of Skipton Road and Meadow Lane

- Glimpsed view through into Shady Grove Farm with drystone walled enclosures beyond as well as views down Skipton Road illustrating the landscape dominance of Gib Hill.
- The views along Meadow Lane help clarify the historic 'edge of settlement' despite some late-twentieth century buildings



V9 - view through to fields from Skipton Road

V10: Fixed view - View of Station Mill chimney from Main Street

- Views of Station Mill are rare from within the historic core and the main structure is obscured by buildings.
- From Main Street the chimney is clearly visible from around the New Inn and between there and the railway, despite recent development of the site.



V10 - view of Station Mill chimney from Main Street

5.0 Traffic and Movement

4.1 Pedestrian

There are several well-used footpaths giving access to open country (often this is via busy roads and not always fully accessible). Gibside Lane accesses Gib Hill and beyond, and Shady Lane provides access to the Aire Valley. Pavements are in reasonable condition but there are some areas where pavements exist on one side only, and some areas have no pavements at all, such as Cononley Road.

4.2 Vehicle

Highways signage at Cononley Lane End indicates that the village is unsuitable for HGVs. Traffic flows can be significant at peak times such as the start and close of the school day and when the railway crossing is opened. Traffic flows have significantly increased since 2015/2016 when the draft Appraisal was prepared.

4.3 Parking

There is one Craven District Council public car park for around 10 vehicles and one Network Rail car park. On street parking is significant throughout the working day, particularly commuters close to the railway station.

4.4 Train

The station is well used, with services to Skipton, Bradford and Leeds. This offers frequent trains for commuters to Skipton and Leeds and all stations between.

4.5 Bus

There is only one bus (78A), giving access to Skipton and Airedale Hospital. The last bus from Skipton is 16:55, too early for most commuters. There is no connection to Keighley.

6.0 Management Recommendations

Craven District Council has a statutory duty to review the management of conservation areas from time to time. The following analysis and recommendations have emerged from the assessment of the Conservation Area in the preparation of this appraisal.

NOTE: Craven District Council will be subsumed into a new unitary authority called North Yorkshire Council on 1st April 2023. The statutory duty will pass to the new unitary authority.

As of 2023, the conservation area is not assessed to be at risk.

Recommendation 1: list of local heritage assets

Craven District Council (or its successor authority North Yorkshire Council) should actively supports the creation of a Craven District list of local heritage assets and adopt it for development management purposes.

Reason

To ensure appropriate conservation and enhancement of Craven's non-designated heritage assets through an enhanced development management evidence base.

Responsibility

Craven District Council (or its successor authority North Yorkshire Council) in partnership with Cononley Parish Council, (including any neighbourhood planning groups), Historic England, North Yorkshire County Council Archaeology Service, The University of York Archaeology Department and the Council for British Archaeology.

Recommendation 2: design guidance

Craven District Council (or its successor authority, North Yorkshire Council) should, with other organisations and partners, ensure that the consultation draft Good Design Supplementary Planning Document (Local Plan Policy ENV3) is both adopted and implemented.

Reason

So that the character and appearance of the Conservation Area is appropriately enhanced through any approved developments and that harm to character and appearance is minimised. Also, to ensure that development management officers have access to appropriate advice and guidance.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council) in partnership with North Yorkshire Highways Authority, Historic England and Cononley Parish Council (including any neighbourhood planning group).

Recommendation 3: Article 4 directions

Craven District Council (or its successor authority, North Yorkshire Council) should use its powers to implement an Article 4 Direction or Directions to withdraw the Permitted Development Rights of householders to alter, replace or remove, doors, windows, boundary walls and roofs within the Conservation Area.

Reason

The character and appearance of the Conservation Area have been degraded by loss of or replacement of doors, windows, boundary walls and roofs with non-traditional materials, forms and designs.

Article 4 Directions would provide a mechanism by which development management officers and their advisers could manage such changes to unlisted buildings, by scrutinising development proposals covered by a Direction against this Conservation Area Appraisal, design guidance (see Recommendation 2) and other relevant documents in order to maintain and enhance the character and appearance of the Conservation Area.

For example, affordable timber-framed double-glazing options are now available that can closely replicate traditional window types (for example with narrow glazing bars and mullions), causing less damage to the character and appearance of the Conservation Area and to the environment than uPVC.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council).

Recommendation 4: provision of specialist council conservation advice

The District Council (or its successor authority, North Yorkshire Council) should ensure that specialist conservation advice is provided to its planning service.

Reason

Specialist advice is made available to development management and planning policy teams throughout the District, so that the character and appearance of conservation areas and their settings are fully taken account of in plan-making, decision-making and enforcement.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council).

Recommendation 5: highways design

Specific design guidance is required for the maintenance and management of highways, roads, pavements and private driveways in ways that enhance the character and appearance of the Conservation Area. It is strongly recommended that Historic England's *Streets for All* and the Government's *Manual for Streets 2* inform the development of such guidance.

Reason

Design guidance for upgrades and repairs to existing highways, including street lights, signage and painted lines and all new development is adopted so that such works are conceived and constructed in ways that do not harm the character and appearance of the Conservation Area, through their design, layout, choice of materials, position or other factors.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council), North Yorkshire Highways Authority, Historic England.

Recommendation 6: tree preservation orders

The existing list of Tree Preservation Orders for Cononley Conservation Area should be reviewed and updated and a programme of tree planting encouraged.

Reason

To enhance the character, appearance and biodiversity of the Conservation Area.

Responsibility

Craven District Council in partnership with Cononley Parish Council (including any neighbourhood planning group) as well as landowners and residents.

Recommendation 7: carbon reduction and climate adaptation

Craven District Council (or its successor authority, North Yorkshire Council) should prepare and publish guidance for climate adaptation and retrofitting of historic properties in conservation areas. Such guidance should contain comprehensive advice to homeowners and developers on how to retrofit buildings to reduce carbon emissions whilst conserving the character and appearance of both historic properties and conservation areas.

This guidance should incorporate advice on, amongst other matters, appropriate insulation strategies, window and door enhancement or replacements (see recommendation 3), photovoltaic panels, the siting of air source heat pumps, the impacts of ground source heat pumps on sub-surface archaeology, higher capacity rainwater goods and the design of Sustainable Urban Drainage Systems (SUDS).

Reason

To ensure that the carbon reduction and climate adaptation retrofitting of historic and older properties conserves, not harms, the character and appearance of the Conservation Area, including its setting.

Until the guidance is prepared, see section 7.2 below for further information about this topic and guidance produced by other bodies.

Responsibility

Craven District Council (or its successor authority, North Yorkshire Council) in partnership with Historic England (HE), the Society for the Protection of Ancient Buildings (SPAB), the Energy Saving Trust and the Institute for Historic Building Conservation (IHBC).

7.0 Further Information

7.1 Legislation and policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 <https://www.legislation.gov.uk/ukpga/1990/9/contents>

National Planning Policy Framework <https://www.gov.uk/guidance/national-planning-policy-framework>

Craven Local Plan 2012 -2032 <https://www.cravenc.gov.uk/planning/craven-local-plan/>

Craven Local Plan, Good Design Supplementary Planning Document <https://www.cravenc.gov.uk/planning/spatial-planning/spds-and-information/good-design/>

7.2 Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition), Historic England (2019) <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition), Historic England (2017) <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets>

Manual for Streets 2: The Chartered Institution of Highways and Transportation (2010) <https://tsrgd.co.uk/pdf/mfs/mfs2.pdf>

Streets for All, Historic England (2018) <https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/>

Traditional Windows, their care, repair and upgrading: Historic England (2017) <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Sustainability and carbon reduction

There is a growing body of information on the internet to help homeowners adapt their buildings for climate change, including advice aimed at the particular challenges of historic buildings. These are some of the most useful:

Historic England advice <https://historicengland.org.uk/advice/your-home/saving-energy/>

Society for the Protection of Ancient Buildings (SPAB) advice <https://www.spab.org.uk/advice/>

Building Conservation – Retrofit in Heritage Buildings <https://buildingconservation.com/articles/retrofit-heritage-buildings/retrofit-heritage-buildings.htm>

Sustainable Traditional Buildings Alliance (STBA) – Responsible Retrofit Knowledge Centre <https://responsible-retrofit.org/>

7.3 References

Archaeological Data Service <https://archaeologydataservice.ac.uk/home.xhtml>

Cononley Parish Council <https://www.cononleypc.org.uk/>

Heritage Gateway <https://www.heritagegateway.org.uk/gateway/>

The History of Cononley: an Airedale village. Hodgson, T and Gulliver, D. Cononley Village History Group, 2000.

National Library of Scotland 1st edition OS maps 1849 to 1936 for England <https://maps.nls.uk/>

North Yorkshire County Council Historic Environment Record (NYCCHER) <https://www.northyorks.gov.uk/accessing-archaeological-and-historic-environment-information>

North Yorkshire and Lower Tees Historic Landscape Characterization Project https://archaeologydataservice.ac.uk/archives/view/nyorks_hlc_2013/

North Yorkshire and York Landscape Character Assessment https://www.northyorks.gov.uk/describing-and-understanding-our-landscape_

Open Domesday, 2015, University of Hull [http://
opendomesday.org](http://opendomesday.org)

Yorkshire West Riding: Leeds, Bradford and the North (Pevsner
Architectural Guides: Buildings of England), Leach and
Pevsner (2009)

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