

Gargrave Conservation Area Appraisal *Draft*

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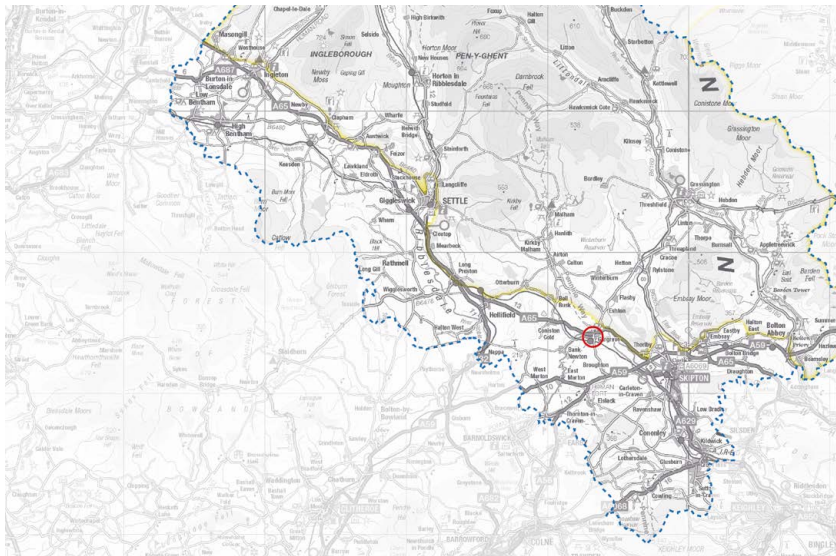


1.0 Overview

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.



Location of Gargrave

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.

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

Gargrave is a large, characterful village astride the River Aire which forms a picturesque core at Gargrave Bridge. The village is bounded by two important lines of infrastructure: to the north the Leeds and Liverpool Canal and to the south the Leeds to Morecambe railway line. The A65 runs through the centre of the village, along the north bank of the river, which is resultantly dominated by the heavy traffic.

There is a raised mound surrounded by water, marking a moated site (a Scheduled Monument) to the west of Paget Hall (a grade II listed building). Gargrave has been of some status since at least the 18th century; a court for the settlement of debts was held in the village as well as a couple of annual markets (Moule, 1837, p 479).

The village is in the bottom of the Aire Valley and the topography is therefore flat compared with many other Conservation Areas in the District.

Designation date: 1980

Appraisal adopted: 2023




Leeds and Liverpool Canal



The A65 which runs through the centre of Gargrave

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'.

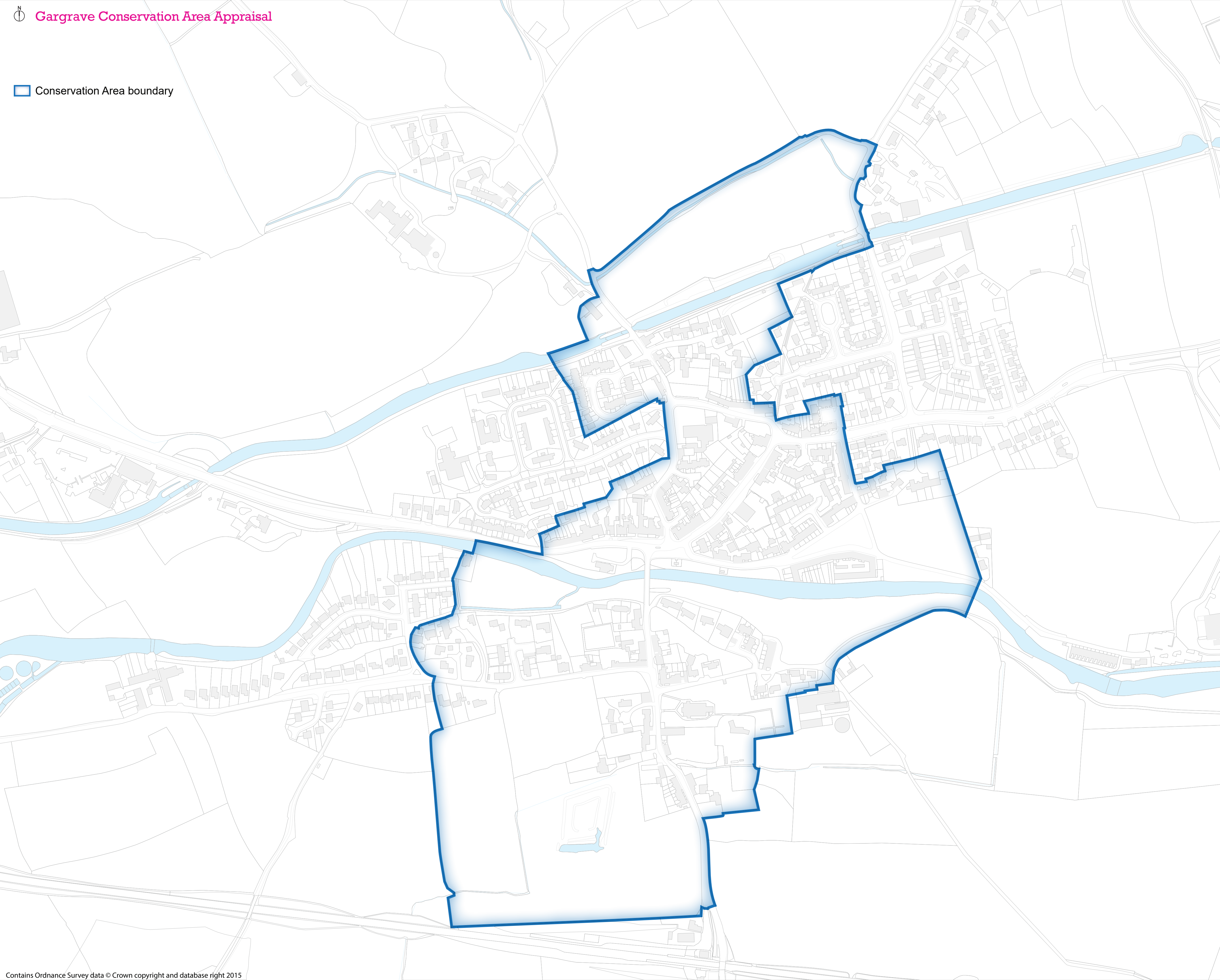
Follow hyperlinks - identified by [blue text](#) – to online resources and documents or other parts of the report.

Use buttons at the bottom of each page to:

Contents return to the contents page

Map access the layered map

📏 Conservation Area boundary



2.0 Character

The character of the village on the north and south banks is quite distinct, making it appropriate to create two character zones, divided by the river.

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) map; historical development analysis; archaeological analysis. See also section 7.3 in [Chapter 7](#) for details and links of useful references and sources of information.

- The famous Kirk Sink, about 2km to the east, is a late Iron Age/Roman settlement or farm excavated in the 1960s, but the most interesting archaeological discoveries have been made more recently (c. 2006) off the High Street. This archaeological investigation, in advance of housing development, uncovered the remains of Late Iron Age or Roman burials forming part of a cemetery. It is clear therefore that Gargrave was an important place many centuries before the present settlement was founded.

- Although mentioned in the 11th century Domesday Book (as translated and made available through [Open Domesday](#)) it is probable that the settlement of Gargrave was actually abandoned after the Norman Conquest, possibly one of the casualties of William I's Harrying of the North.



Low Mill, much altered through restoration and conversion

- There are a number of 17th century buildings surviving, particularly around North Street, identifiable by their multi-light mullioned windows.
- The north side has been more developed with a denser urban grain than the south side of the village for at least 150 years, partly no doubt because the major arterial route of the A65 (historically, the Keighley and Kendal Turnpike Trust road) runs through it.
- The development to have the greatest impact on the settlement in historic times is the Leeds and Liverpool Canal to the north. Constructed in the late 18th century, the canal came to define the northern edge of the settlement. An associated coal depot was added at Low Warehouse Lock (now called Eshton Road Lock: Lock 31) where Eshton Road crosses it.
- Three mills underpinned the economic life of the settlement from the 18th to the early 20th centuries: High Mill to the west (outside the conservation area); Low Mill to the east (within the conservation area) and Airebank Mill further east (outside the conservation

area). All three were cotton mills and all three were originally water powered with mill leats and mill ponds.

- The settlement has been substantially extended in the 20th and early 21st centuries, particularly between the A65 and the Leeds Liverpool Canal.



House on Church lane built in 1989. Note the faux pigeon roosts in the end gable and the 'mullion' windows. Also note the lamp post

2.2 Spatial and built character

Character zone 1: The north bank

- The natural centre of the village is the north bank of the River Aire by Gargrave Bridge. Here the A65 is wide, the greenery around the river enhances the spacious feel and there are a number of attractive buildings and structures that enhance its character, including: the row of shops and houses along the north side of the A65; the bridge; the Victorian lamp post; the bus shelter and the public toilets; the phone box; the iron railings along the river; the flagstone pavement and the traditional signpost.
- The character of this space is made harder to appreciate by the heavy traffic along the road. Crossing it is difficult as a pedestrian and as a cyclist.
- The densest development is around this central area and along the A65. The buildings are largely two and occasionally three storeys tall with pitched roofs. Most of the historic development lines the roads, either fronting onto the back of the pavement or set behind low stone walls and small front gardens.

- There are some attractive, intimate alleyways and yards between the buildings with surviving historic paving. The High Street and west end of North Street have a consistent urban character of attractive two-storey houses and shops lining the roads.



Looking up High Street to the south in Character Zone 1 from the junction with North Street

- As the roads lead away from Gargrave Bridge there are numerous small closes of modern housing developments, most notably along West Street where the full impact of the 20th and early 21st-century changes are most apparent; at its south end the streetscape is still largely historic and follows the traditional development pattern, moving north, the closes of housing developments interspersed with car parks take precedence, undermining the historic character of the Conservation Area.
- In the east and west of this character zone there are c.1970s housing estates. These are integrated with the rest of the town but their architectural blandness and the predominance of modern materials means they have a negative effect on the character of the Conservation Area.



North Street cobbles and historic cottages in Character Zone 1

Character zone 2: The south bank

- The village south of the river feels self-contained, with a less dense and more rural character. It is centred on St Andrew's Church, which is visible in many views around this character zone.
- Opposite the church is the Masons Arms Public House which adds to the sense of this character zone being a small rural village. The other buildings are mostly houses, many of which are converted farm buildings.



Church Close House in Character Zone 2

- The development mostly follows the three main roads: Church Street, Church Lane and Marton Road, with some houses along the bank of the river east of Church Street. A small, distinct enclave of development around Goffa Mill and Low Green Farm (which is, unusually, still a working farm in the village) look over Middle Green to the east.
- The roads are quiet, often unmarked and lined with drystone walls, which add to the historic rural character.



A barn conversion on Church Street in Character Zone 2

2.3 Public open space

Leeds and Liverpool Canal

- The towpath is a key pedestrian and cycle route, and the towpath and locks, especially the space near Higherland Lock is an important gathering space for locals and visitors.

High Green, Low Green and Middle Green

- These areas of open ground are owned and managed by the Parish Council and are popular areas for families, both visitors and residents (can flood in the winter).

Other publicly accessible spaces

- The Cricket Ground was created in the late 19th century and is a locally historic site. The recreation ground (football ground) is later but nevertheless provides a much-needed communal open space between open countryside and the 20th century residential development to the west.



The Leeds Liverpool Canal at Higherland Lock showing the wide towpath for pedestrians and cyclists

2.4 Relationship with other settlements

- No major settlements are visible from Gargrave.
- To the north-west is a group of buildings around Gargrave House. The North Yorkshire Historic Landscape Characterisation Study highlights the area around Gargrave House, down to the Canal (within the Conservation Area boundary), as a 'designed landscape', presumably associated with Gargrave House.

2.5 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.



Gargrave Bridge

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.



The much restored Swan Public House (2022)

- Gargrave Bridge – Grade II
- Higher-Land Bridge and lock/ Canal Bridge number 170 – Grade II
- Low Warehouse Bridge – Grade II
- Old Swan Public House, High Street – Grade II – severely damaged in fire after the 2015/16 appraisal but now restored (2022).
- Former School (now 4 houses), Skipton Road – Non designated
- St Andrew’s Church, Church Street – Grade II
- Gargrave Station - undesignated
- Leeds and Liverpool Canal - undesignated
- Masons Arms public house - undesignated

2.6 Materials

- Walls: Gritstone for walling set in random courses;
- Window reveals: Tooled gritstone
- Gateposts: Tooled gritstone monoliths
- Roofing: Grey stone slates (Yoredale Sandstone); Westmorland slates
- Windows: Timber windows, traditionally casements but sashes used widely in the nineteenth century; numerous examples of uPVC double glazing, whose modern character and materials is harmful to the character and appearance of the Conservation Area (see recommendation 3 in [Chapter 6](#) below).
- Pavements: Asphalt as well as some areas of flags, cobbles and setts
- Road surfaces: Asphalt



An example of the use of millstone grit in historic building construction



UPVC replacement window in a terrace on North Street

- Street furniture: Mixture of nineteenth-century lampposts and luminaires and modern galvanised steel columns, a range of modern and 'heritage-style' signage
- Other: Some good ironwork



The same terrace on North Street with a timber casement window

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 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).

Parcels of land that require individual comment, including those making some, no or negligible contribution to the character and appearance of the Conservation Area, have been numbered for reference in the descriptions below and on the [interactive map](#).

3.3 Overview of character and contribution

The land surrounding Gargrave is relatively flat compared with many other areas of Craven. This is due to its position in the river valley of the River Aire which runs through the centre of the village. South of the River, there are still areas of open pasture within the village which maintains a strong rural character.

The surrounding landscape is most evident on the periphery of the settlement where there are often long views across the countryside which rises up to the south west.



Open space around the River Aire



Middle Green

3.4 Open space assessment

OP1 – High Green

Strong contribution

- Owned and managed by the Parish Council – this area comprises the north and south bank of the River Aire and is popular with visitors and residents. The area is prone to flooding, especially in the winter months and incorporates a surviving section of the mill race of the former Cotton Mill, Low Mill.

OP2 – Middle Green (historically, Mill Green)

Strong contribution

- Owned and managed by the Parish Council. This area comprises the north and south bank of the River Aire and is popular with visitors and residents.
- The area is prone to flooding, especially in the winter months and incorporates a surviving section of the mill race of the former Cotton Mill, Low Mill.



OP2 - A view of Middle Green from South Street

OP3 – Low Green

Strong contribution

- Owned and managed by the Parish Council. This is an important part of the setting of the historic core of the village. The buildings on River Place and South Street form an aesthetically important group around the green, creating a funnel out onto Low Green and the fields beyond.
- This open space is also important in views from the south side of the river, particularly the buildings on Middle Green (**V6**).
- The area is prone to flooding, especially in the winter months

OP4 - The churchyard

Strong contribution

- Historic graveyard with drystone boundary walls: a significant historic green space in the village.



OP3 - Low Green

OP5 - The Croft

Strong contribution

- This area of land is highly visible from both Church Lane and Church Street and comprises an historic croft clearly visible on the 1854 1st edition Ordnance Survey map.
- This area of land, still used as occasional grazing is in shared private ownership is an important contributor to the character and appearance of the conservation area, especially character zone 2.

OP6 – Land south of Marton Road

Strong contribution

- This area of pasture incorporates a scheduled moated site and an important group of fields along Marton Road. The Pennine way long distance footpath leads through this area down to Gargrave by the former village school and the scheduled moated site. An important drystone wall borders Marton Road and provides a clear indication of the rural nature of character zone 2 exemplified by views V7 and V8.



OP5 from Church Lane

OP7 - Land to the west of Mark House Lane

Strong contribution

OP8 - Land to the east of Mosber Lane

Strong contribution

- This area of pasture fields incorporates the Pennine way long distance footpath which leaves Mosber Lane to lead down to Gargrave by the former village school and the scheduled moated site. There are some fine views of this part of character area 2 and the wider countryside beyond.
- This area is recommended for inclusion in the conservation area (see [Chapter 6](#), management recommendation 8).



OP8 from the Pennine Way looking north east

OP9

Negligible contribution

- On the south side of Low Green Farm is a field that is not easily appreciable from any of the major public routes and therefore makes a negligible contribution to the character and appearance of the Conservation Area.

OP10

Negligible contribution

- Since 2016 this field has been developed up to the boundary of the Leeds and Liverpool Canal with a combination of detached and semi-detached dwellings as part of a typical suburban style of cul-de-sac development, with stone cladding and blue slate roofs. In many places, the expansion joints on the walls are visible from the canal towpath.
- Because of the development, this previously open space no longer makes a positive contribution to the Conservation Area.

OP11 - Primary School Grounds

Some contribution

- Because this is an important open space within the settlement and is bounded by the Leeds Liverpool Canal to the north, and contains significant mature trees, we consider this area to have some contribution to the character and appearance of the conservation area despite being visually and physically detached from it.

OP12 - Land north of the Leeds and Liverpool Canal

Strong contribution

- The Leeds and Liverpool Canal acts as a natural boundary on the north edge of the village. There has been some, very limited development along Mark House Lane and Eshton Road, the routes out of the village to the north-west and north-east.
- Mark House Lane leads to Gargrave House and the development around it (farm and cottages) but a belt of woodland separates it from the current Conservation Area. This separation is an important historical characteristic of the relationship between Gargrave House and the village. West, along the Canal there is no development which results in attractive views out of the Conservation Area from Higherland Bridge (Canal Bridge 170) (**V2**).
- Between Mark House Lane and Eshton Road is a stretch of open countryside north of the Canal. This is lined by a belt of trees but certainly in winter it is easily possible to see the fields beyond from the towpath on the south side of the Canal. This open countryside is important

on the approach to the Conservation Area from Mark House Lane and Eshton Road as the edge of the village can be seen from a distance on the other side of the Canal (**V10**). The approach into the village, over the historic Canal bridges is part of its historic character and makes for an aesthetically appealing sense of arrival. The same can be said of leaving the Conservation Area and village through these routes, travelling over the bridges into views across open countryside.



OP12 from Mark House Lane

OP13

Negligible contribution

- To the east is some more recent development along Eshton Road and a caravan park north of the former mill building. The area to the east of this (F3) is sufficiently far removed from the Conservation Area and not important in views either from or towards it that it makes a negligible contribution to the character and appearance of the Conservation Area though is experienced as part of its periphery.

OP14 - Football and Cricket Grounds

Some contribution

- The east side of Gargrave, north of the river, has, like the west side been developed with mid-20th century developments cutting it off from the open spaces beyond. These estates are not included within the Conservation Area.

- The football and cricket grounds north of the Skipton Road are separated from the Conservation Area by extensive housing developments. Although these are important amenities for the village, and historic features, they are not significant contributors to the character and appearance of the Conservation Area.

OP15 – Land to the west of Mosber Lane

Strong contribution

- This group of fields and the historic Mosber Lane are significant contributors to the character and appearance of the Conservation Area as reflected in the proposed extension named, “The Pennine Way Extension”.
- The fact that the Lane is lined with mature trees and plays host to the Pennine Way, a long-distance national trail enhances the significance of these fields.

OP16 – Gargrave House Land

Strong contribution

- This area forms the proposed extension of the Conservation Area named “Gargrave House” and makes a significant contribution to the setting of the Leeds and Liverpool Canal.



OP16 from Mark House Lane looking south west

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 Description of views

V1: Fixed view - From Gargrave Bridge looking along the course of the river to the east and west.

- The river is an important feature at the centre of the Conservation Area. It is wide with grassy, treed banks on either side, making the views surprisingly rural.



V1 - View of the River Aire looking east from the bridge in winter

V2: Fixed view - View out of the Conservation Area looking north along West Street just south of Higher Land Bridge over the Canal with open fields beyond.

- This is on the Pennine Way making this view a part of many people's experience of the Conservation Area.
- The combination of the ashlar walls of the bridge, the green banks and fields beyond, the lock, historic signpost and Higher Land House make an attractive view.



V2 - Higherland House seen from The canal bridge at Higherland Lock

V3: Fixed view - North towards the Gargrave Bridge from just north of the Church of St Andrew (Grade II).

- The historic buildings that line this route and the vista towards the bridge with the group of eighteenth and nineteenth century buildings that terminate the view make this a significant piece of townscape.



V3 - Looking along Church Street to the north

V4: Fixed view - Along the Canal east and west from Higher Land Bridge.

- The locks to the west and the long views along the Canal and towpath are significant vistas of an important piece of historic infrastructure.



V4 - View of the Leeds Liverpool Canal from Higherland lock looking east to Eshton Road Lock

V5: Fixed view - Views towards the Conservation Area along Church Street (the Church tower is a visible landmark) and leaving the village along the same road going south.

- Church Street is a picturesque street of historic buildings, which makes the views in enticing. Leaving the Conservation Area there are views out into the countryside.



V5 - View along Church Street to the north

V6: Fixed view - View east over Middle Green from Church Lane.

- This informal village green is bounded to the north by the river, with rows of 19th-century workers' cottages on South Street and River Place on the other side.
- The views out to the east are towards open country and the hills of Flasby Fell in the distance. Little of this view can have changed in the past 100 years.

V7: Fixed view - From Marton Road looking south towards the Scheduled Monument (SAM).

- This is the edge of the village and there are views across the open fields to the south towards the raised mound of the SAM with the railway behind.



V6 - View east over Middle Green from Church Lane

V8: Fixed view - From Marton Road south-east towards St Andrew's Church (across the fields south of Marton Road).

- St Andrew's Church tower is a prominent landmark south of the river, this view across the fields is particularly notable.

V9: Dynamic view - Views east and west from the Canal towpath along the Canal.

- These are significant views of an important piece of historic infrastructure.



V8 - Looking east along Marton Road to the church

V10: Dynamic view - View of the Canal and village from Eshton Road looking southwest with fields in the foreground.

- Prominent in the view are the stone walls on either side of the Canal, which forms the settlement's northern boundary. In the foreground are open fields which form the Conservation Area's setting.



V10 - Looking west from Eshton Road

5.0 Traffic and Movement

5.1 Pedestrian

Pavements are more consistent north of the river than to the south. Since the traffic is less heavy on the south side of the river this may be less of a problem and is part of its more rural character.

The impact of the A65 makes the environment for pedestrians along this road a detracting aspect of the Conservation Area and more crossings and traffic calming measures are needed in the centre of the settlement (see [chapter 6](#), management recommendation 5). HGVs turning the corner by the Swan public house are a particular problem.

5.2 Vehicle

The north side of the river (Character zone 1) is dominated by the heavy traffic of the A65. This carries heavy HGV traffic as well as significant other traffic comprising tourists and visitors to the lakes and the Dales. Away from this road the village is notably free of traffic, though the north side of the river (Character zone 1) is busier than the south (Character zone 2).

There is a regular bus service between Skipton and Lancaster.

5.3 Parking

There are a number of car parks in the village, particularly along West and North Street. These break up the consistent building line of the streetscape and in doing so detract from the historic townscape character of the Conservation Area.



On Street parking on North Street on a Sunday

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 support 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 the Gargrave 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 the Gargrave 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 the contents of this Conservation Area Appraisal, any design guidance (see Recommendation 2) and other relevant documents, in order to conserve 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 Gargrave 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 the Gargrave 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).

Recommendation 8: proposed boundary changes

Craven District Council (or its successor Authority North Yorkshire Council) should amend the boundary of the Conservation Area to include the areas described below and illustrated on a layer of the [interactive map](#).

Gargrave House

Gargrave House is a grade II listed building together with its historic late 19th-century parkland landscape (partially converted to arable), the home farm and the walled garden (although now developed for residential). An extension of the Conservation Area to incorporate this site, historically associated with the village, will help conserve the character and appearance of this significant part of Gargrave and also an important pedestrian gateway from the north (along the Pennine Way)

Pennine Way

An extension is proposed to incorporate part of the historic lane, Mosber Lane and the part of the Pennine Way that leads from it. This is an important pedestrian gateway (along the Pennine Way) into Gargrave from the south. There are excellent views of part of character zone 2, the Parish Church, the scheduled medieval moat and the countryside beyond. The fields themselves form part of the historic landscape setting of the existing conservation area and make a strong contribution to its character and appearance, especially in character zone 2.

Reason

To ensure that the Conservation Area fully reflects and protects the character and appearance of the historic settlement, including significant landscape elements.

Responsibility

Craven District Council (or its successor Authority North Yorkshire Council).

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/>

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>

Gargrave Parish Council <http://gargravepc.org.uk/>

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

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://](http://opendomesday.org)

opendomesday.org

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

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