

Kildwick Grange Conservation Area Appraisal *Draft*

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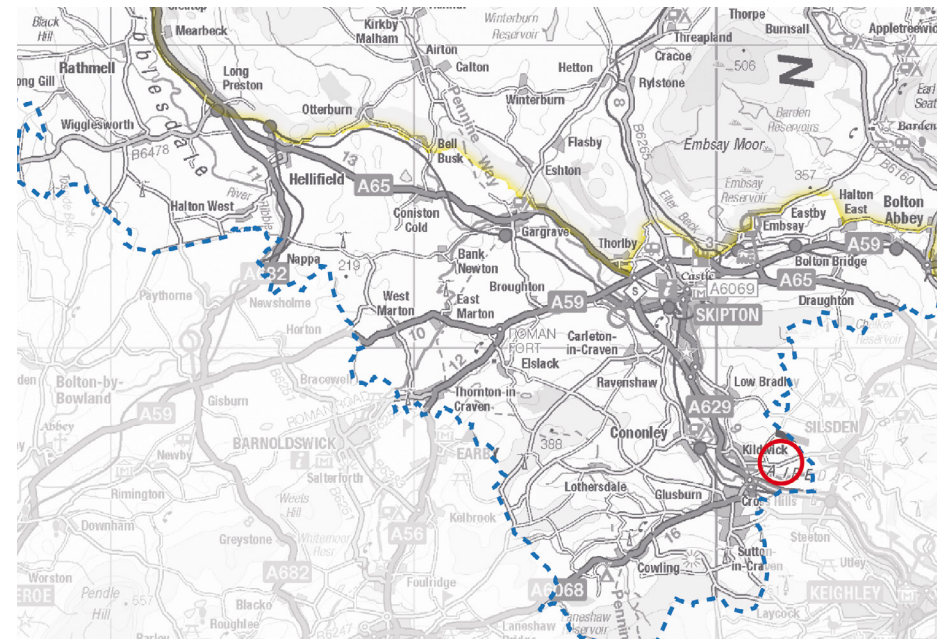
1.0 Overview

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 Kildwick Grange

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


Kildwick Grange is a small conservation area east of the village of Kildwick, on high ground on the north side of the Aire valley. The hamlet or farmstead grew up around Grange Farm, whose medieval origins were as a grange of Bolton Priory in Wharfedale. The hamlet retains a secluded and cohesive character, with historic stone-walled buildings, dry stone walls, quiet lanes, mature trees and gardens. It has a strong positive relationship with its upland landscape setting.

Designation date: Between 1974 and 1983

Appraisal adopted: 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:

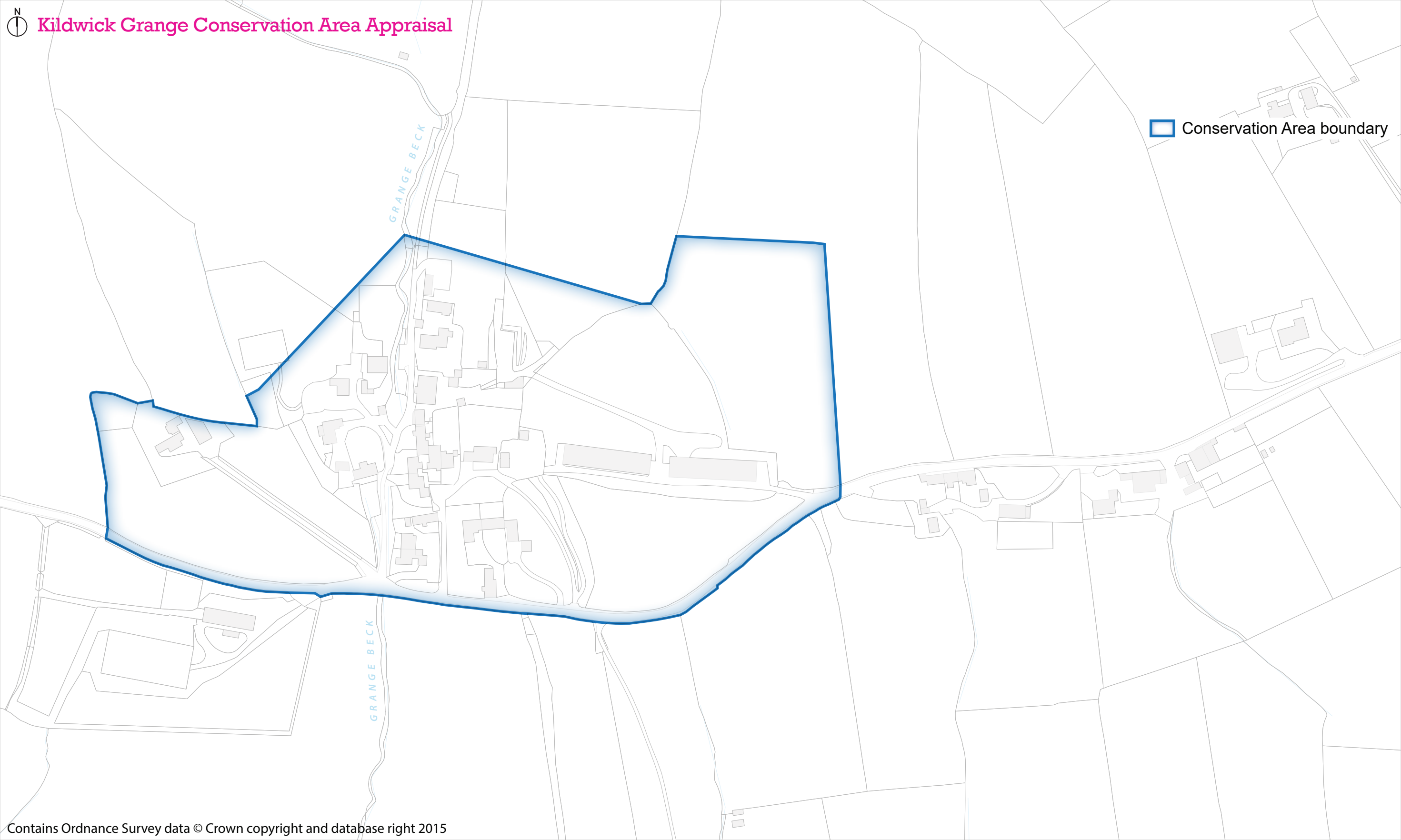
Click the contents page to reach individual sections, or use the 'bookmarks panel'.

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



 Conservation Area boundary

2.0 Character

2.1 Historic 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.

- Kildwick was a Grange of Bolton Priory by the 14th century. At the Dissolution of the Priory (1539), the land was divided between two speculators. One of these sold his portion to the Coates family who built Grange Hall (Grade II Listed) in the early 17th century. The hamlet of Kildwick Grange subsequently developed around Grange Hall.
- The historic buildings around Grange Hall are in many cases ancillary farm buildings and cottages to the Hall itself that are now in separate ownership and have been extended and altered.



Grange Beck

- By the end of the 19th century there were between 10 and 15 buildings at Kildwick Grange, including the various small ancillary buildings. By 2023, there were approximately 30 buildings, most of which are still located around a compact core, including some 20th century development in a sympathetic style with matching materials.
- 21st century (post 2016) development projects out into the landscape setting of the settlement on the east side.



Converted former agricultural building. Note the addition of a modern porch, left

2.2 Spatial and built character

- The settlement forms a secluded enclave north of Skipton Road. There is no through route, making Kildwick Grange feel private. This creates a highly distinctive and largely consistent character. The buildings are well-maintained as are the communal and public spaces.
- The houses are mainly large and detached and informally planned, though the older buildings at the southern end of the settlement are either terraces or semi-detached. The new and old development is well-integrated through the sensitive use of design and materials. Many of the buildings in the settlement are conversions and restorations of former agricultural buildings.
- Within the settlement there are small areas of green and numerous front gardens, and the lanes and gardens are bordered by attractive stone walls. These are a particular feature of the Conservation Area seen from the central lane off Skipton Road, which is also a public footpath.
- Grange Beck passes southward through the western part of Kildwick Grange and is lined with trees at its northern limit.

- The 20th century house, misleadingly named Kildwick Grange, is an exception to the cohesive character of the rest of the settlement. It is situated to the west of the rest of the buildings, isolated in a field and accessed from its own drive off Skipton Road. Since 2016 modern barns here have been replaced with a new development of individual detached dwellings of suburban design with blue slate roofs wholly inappropriate to the established historic character and appearance of the conservation area.
- Since 2016 new development has been completed on the site of modern agricultural buildings on the east side of the settlement. This development, with its suburban layout and blue slate roofs detracts from the character and appearance of the Conservation Area.

2.3 Public open space

There is no public open space – the whole settlement has a private feel.

2.4 Relationship with other settlements

- Kildwick Grange is located to the east of the village of Kildwick. Kildwick is the historic parish centre. Although the settlement may have existed before, Kildwick Grange itself was established by Bolton Priory in the 14th century.
- The inward-looking character of Kildwick Grange means that although it is physically close to Kildwick itself, there is no inter-visibility and it has its own distinct character.
- Kildwick is a conservation area. Its Conservation Area Appraisal can be downloaded from the [council website](#).

2.5 Landmark buildings and structures

The landmark layer of the [interactive map](#) identifies any buildings and landscapes that form visual or historical landmarks in the Conservation Area. It is not exhaustive. The nature and size of the Conservation Area is such that only one has been identified: Grange Hall, Skipton Road (Grade II Listed).

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. Some unlisted buildings or structures in the Conservation Area might be identified as non-designated heritage assets in preparing a Local List.



The grade II listed Grange Hall taken from the public footpath

2.6 Materials

- Walls: uncoursed gritstone and rubble for buildings and boundaries. Variety of stone copings.
- Window reveals: ashlar gritstone (traditionally tooled).
- Roofing: Westmorland slate and Yoredale Sandstone slates are traditional. The recent (post 2016) development to the east features blue slate roofing material which is not traditional or local.
- Windows: generally casements, often painted or stained. Many detracting uPVC window replacements (see recommendation 3 in [Chapter 6](#)).
- Pavements: no pavements.
- Road surfaces: asphalt throughout.
- Street furniture: lamp posts – the majority are new ‘heritage style’ lamp posts, painted black.
- Gates: some stone monoliths survive.



Typical heritage style lamp post

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 unlikely to impact on the character and appearance of the Conservation Area).

3.3 Overview of character and contribution

There are small areas of open space within Kildwick Grange which are surrounded by stone walls and contain trees and planting, often these seem to be used for parking too. They appear to be private gardens and therefore have not been assigned a level of contribution but are nevertheless a key aspect of the Conservation Area's character.

3.4 Open space assessment

OP1 - Open space south of Skipton Road

Strong Contribution

- The southern boundary of the Conservation Area runs along Skipton Road. To the south is open farmland that descends to the Aire valley, across which there are aesthetically important views (V3, see [chapter 4](#)). The road and the steep gradient on its south side serve as a natural boundary to Kildwick Grange. A number of the houses on the southern periphery (Grange Cote, Grange Barn and Bailiffs Court) have views over the valley.



OP1 – view from Skipton Road looking over the Aire Valley

OP2 - Open space on the west side of the Conservation Area

Strong Contribution

- Approaching the Conservation Area from the west along Skipton Road, the open space on either side of the road (OP1 & OP2) is important to the setting of the Conservation Area because it maintains a physical landscape distinction between Kildwick Grange and Kildwick to the west.
- The house called Kildwick Grange on this west side is situated slightly apart from the rest of the settlement in a field, conspicuous from the road. The rest of the settlement is hardly appreciable from the south-west, its secluded character is an important characteristic and therefore maintaining the open space to the west, around Kildwick Grange (the house) is important to maintaining the distinctive character of the Conservation Area.

OP3 - Land to the north

Some Contribution

- To the north-east, the open fields beyond the hamlet are not appreciable either from within the settlement or from Skipton Road, although they are visible from the public footpath that leads northwards from Skipton Road. This open space therefore makes some contribution to the character and appearance of the Conservation Area.

OP4 - Grange Beck

Strong Contribution

- Grange Beck is an important historical and landscape feature of the settlement. The water source would have been part of the reason for locating Grange Farm here. Its wooded banks are an attractive feature.

OP5 - Open space to the east of Kildwick Grange

Strong Contribution

- North of Skipton Road the remaining open space east of the settlement is important because it defines the eastern boundary of the Conservation Area and maintains the historic landscape edge.
- The recent housing, however, detracts from this landscape setting in its scale, layout and detail.



OP5

4.0 Views

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.

V1: Fixed view - View northwards from the lane leading into the settlement, outside Grange Farm.

- This view illustrates the historic core of the settlement. The predominance of stone walls, trees and the well-cared condition of the houses is apparent in this picturesque view.



OP5 – showing the new development replacing two agricultural barns since 2016 as seen from Skipton Road

V2: Fixed view - View westwards from the east of the Conservation Area.

- This is a long view towards Kildwick Grange. The buildings themselves are hardly visible but the settlement is demarcated by the dense tree coverage that runs along Grange Beck, and seen and understood in its landscape setting.

V3: Dynamic view - The views southwards from Skipton Road.

- The dramatic landscape of the Aire valley forms the southern setting of the Conservation Area.



A view from V3 looking across the Aire Valley to the Airedale Hospital and Steeton

5.0 Traffic and movement

5.1 Pedestrian

There are no footpaths on the Skipton Road, which is a busy main road with fast traffic. Within Kildwick Grange there are only narrow lanes; the minimal amount of traffic and slow speeds make footpaths unnecessary. The principal lane is also a public footpath running from Skipton Road northwards.

5.2 Vehicle

The Skipton Road is wide and busy. Within the settlement, there are small, tarmac lanes with no road markings. The traffic here is minimal and slow.

5.3 Parking

The houses all have off-road parking. On the occasions when the Conservation Area was visited the presence of parked vehicles was not intrusive or excessive.

5.4 Public transport

There is a regular bus service (66) between Keighley and Skipton passing through Kildwick that is suitable for commuters. The nearest bus stop for Kildwick Grange is at Kildwick Hall, to the west.

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 Kidlwick 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 Kidlwick 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 may be 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 Kildwick Grange 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 Kildwick 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>

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://opendomesday.org>

Yorkshire West Riding: Sheffield and the South (Pevsner Architectural Guides: Buildings of England), Harman, Pevsner and Sharples (2017)

Alan Baxter

Consultation draft prepared by Heloise Palin, Bob Sydes, Richard Pollard, Gemma Fowlie

Reviewed by Henry Cumbers - Craven DC and Ian Smith - Historic England

Adopted version prepared by Bob Sydes and Vera Fabiankova

Reviewed by Richard Pollard, Alan Baxter and Roy Banks, Craven DC

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