

# Carleton Conservation Area Appraisal August 2016

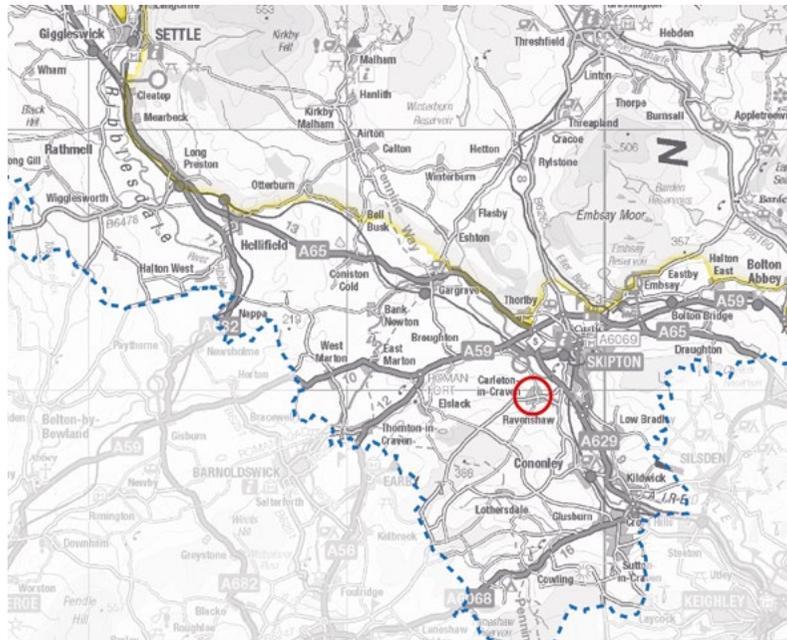
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# Introduction

## How to use this document

This Conservation Area Appraisal should be read in conjunction with the document *Introduction to Craven Conservation Area Appraisals*, which can be downloaded from the Craven District Council website. This document contains an explanation of the purpose and methodology of this Appraisal, together with a general introduction to the history, landscape, buildings and settlement forms of Craven.



Location of Carleton

When viewed as a pdf document, this Appraisal includes an interactive map with a series of layers that can be activated using the menu panel that appears on the left-hand side of the report. Refer to the *Introduction* document for advice about how to reveal this menu panel. These layers, which can be turned off and on in any combination, illustrate aspects of the Appraisal that are described in the text. These elements are: the conservation area boundary, Victorian Ordnance Survey maps, listed buildings, key buildings, significant views, open space analysis and woodland. At any time the map can be found by clicking the MAP button on the bottom right corner of every page.

## Overview of the conservation area

The settlement, overlooking the Aire valley, lies at the base of the lower slopes of Elslack and Carleton Moors: Landscape Area 38, Siltstone and Sandstone Low Moors (1). Centred on the Catlow Gill, it is characterised by the survival of the 19th century Carleton Mill and its chimney.

**Designation date:** 1979



TO SKIPTON AND THE DALES

AIRE VALLEY

Beckside Farm

CARLETON LANE

TO CARLETON MOOR

QUARRY HILL

## 1.0 Character

### 1.1 Historic and contemporary character

The historic core of Carleton contains some significant buildings, not least the grade II\*-listed Trappes Hall (seventeenth-century) and the dominant grade II-listed Carleton Mill (1861) but it is in the triangular arrangement of its three principal streets that Carleton's character is defined. Beck Side and Church/Swan Street are almost untouched since the late nineteenth century while the triangular space, formerly village enclosures, now contains fine examples of mill workers' terraces. Conversion of the mill into residential has been undertaken sympathetically although some new builds (eg. Townley Mews) contrive to look like original mill buildings and confuse the viewer. West Road, however, has altered through the early twenty-first century residential redevelopment of the earlier Mill site, This development is suburban cul-de-sac in style and layout, contrasting poorly with the surviving industrial terraces of Croft Terrace and New Street. Hidden largely from views within the historic core, the late 1950s development of Dale Crescent and Dale Road is more successful.

- Carleton is recorded in the Domesday Book and is, relative to West Riding, a 'quite large' settlement, one of a number of similar villages situated along the western and southern edge of the Aire floodplain (2).
- Earthworks relating to medieval house platforms and enclosure boundaries have been identified in the pasture field immediately north-west of the church (North Yorkshire Historic Environment Record).
- Several seventeenth-century former farms and barns (majority converted to residential) survive especially along Beck Side.
- The grade II listed St Mary's Church (1858) dates entirely from the nineteenth century but is on the site of an earlier medieval church.

- A large textile mill, Carleton Mills, is shown on the 1853 Ordnance Survey map (3) to the south of West Street. Although the mill building itself was demolished and the site redeveloped for housing in the early 21st century, the associated mill workers' housing (New Street - formerly Radical Row) survives.
- The settlement changed little up to the mid-nineteenth century when a new Mill (the present Carlton Mill) was constructed to the north of West Row along with further mill worker's housing (Chapel Street, George Street and Vicar's Row).
- Post-war council housing survives to the west of Beck Side (Dale Road) and some late twentieth-century expansion is located to the north of West Road and west of Beck Side, Leys Close off Heslaker Lane, and some individual dwellings to the east of the school.
- Despite these developments the settlement retains much of its original form and the internal layout is strongly legible.

## 1.2 Spatial and urban character

The legibility of the historic core is very strong especially on Beck Side and Church/Swan Street. Beck Side incorporating Catlow Gill is a strong feature of the settlement with surviving elements of agricultural activity still visible. Replacement of traditional timber window sashes with upvc and similar is very common in the village (although former textile workers housing off Vicars Row comprises a significant survival of traditional sash windows). Redevelopment of the earlier Mill site to the south of West Road contrasts poorly with the surviving industrial terraces of Croft Terrace and New Street and contrives to give a strong suburban feel to this part of Carleton. Hidden largely from views within the historic core, the late 1950s development of Dale Crescent and Dale Road is more successful.

- The landscape to the north and east is an open landscape of mainly modern improved fields within the flood plain of the River Aire. Exceptions are the smaller enclosures immediately north and east of St Mary's Church which are much earlier. The fields immediately



*Back lane behind Chapel Street and George Street*

beyond St Mary's Church are an important contributor to the setting of the settlement. One working farm and several former farms still identifiable.

- The morphology of the historic pre-mill settlement survives to the present day. The village is nucleated around a triangular area of former village enclosures and consists of three principal routes: Swan Street/ Church Street; Beck Side; and West Street. One working farm and several former farms still identifiable.
- Late-nineteenth century mill workers' housing and the principal mill building and chimney occupy much of these former enclosures.
- The grade II-listed Swan Inn (since at least 1853) occupies a dominant position facing out to a triangular space that forms a key village focal point at the junction of Swan Street, West Road and Louvain Terrace with Inn, Church and School in close proximity.



*Swan Street*

- A significant proportion of properties have walled front gardens, some quite small as in Vicar's Row and some quite extensive as in nos 20-27 Beck Side. Boundary walls around properties and along road edges are either drystone or mortared.
- The form of building is principally the terrace, either standard mill workers' housing as in Chapel Street, George Street and Vicar's Row or more individual examples such as Croft Terrace, Orchard Hills Terrace and Oxford Terrace.
- To the east, grade II-listed Spences Court, former almshouses and the Old Rectory and their grounds provide a key gateway feature to the historic core.
- Strong surviving village form with housing fronting onto Beck Side, Church Street and Swan Street and strong traditional roof lines are visible from a number of elevated locations.
- Excellent survival of mill workers' housing in good condition with little unsympathetic alteration.
- Carleton Mill has been successfully converted to residential use with relatively sympathetic early twenty-first century additions and all known mill workers' terracing survives, although original external features such as timber sashes are rare.
- Mature trees lining the Catlow Gill and the open vista of the Carleton Beck is an important visual feature in the village and the chimney is a dominant feature both within the village and outwith the village on the main gateway approaches.
- The relationship between the historic village and surrounding open landscape survives to the north, east and north-west with some survival to the south. The historic 'edge of settlement' survives best around St Mary's Church.

### 1.3 Materials and palette

- Walls: coursed gritstone ashlar and rubble for buildings and field boundaries.
  - Window reveals: tooled gritstone.
  - Gateposts: tooled and occasionally decorated gritstone monoliths.
  - Roofing: Westmorland slate and Yorkdale Sandstone slates.
  - Windows: casement and sash generally painted white. Significant alterations and replacements of timber sashes with modern casement and upvc.
  - Pavements: majority asphalt with granite kerbs. Some traditional English Pennine Sandstone flags survive on Beck Side.
- Road surfaces: Asphalt throughout. No obvious surviving setts or cobble surfaces.
  - Street furniture: majority are 1950s/1960s cast concrete columns with more recent replacements being taller (6m) galvanised columns with simple luminaires. Most are free standing but there are some wall mounted.
  - Other: Cast iron railings in a variety traditional forms survive.



*Kerbs*



*Gate pier, Grundy Farm*

#### **1.4 Key buildings**

- Carleton Mill - Grade II-listed
- Church of St Mary - Grade II-listed
- The Swan Inn - Grade II-listed

#### **1.5 Relationship with other settlements**

Carleton is one of a number of former mill settlements in the area, mainly to the south and including Lothersdale; Thornton-in-Craven; Sutton-in-Craven; Cononley; Glusburn and Cowling. The village is well connected with Skipton via Limehouse Lane.

## 2.0 Landscape and Open space

### 2.1 Overview

The legibility of the historic core of Carleton, as defined by the 1853 Ordnance Survey map is largely intact and the surrounding landscape contains a significant survival of historic enclosure boundaries. There are many long views into the Conservation Area from a variety of locations and the mill chimney and tower are defining features seen from distance. The approaches along Limehouse Lane and Heslaker Lane provide strong dynamic views of the settlement.

The majority of the surrounding landscape makes a significant contribution to the character and appearance of the Carleton Conservation Area.

### 2.2 Methodology

The following categories have been used to assess the contribution of open space to the Conservation Area and are shown as a layer on the map at the front of this Appraisal:

Purple: Open space that makes a strong contribution to the character and appearance of the Conservation Area.

Yellow: Open space that makes some contribution to character and appearance of the Conservation Area

Brown: Open space that makes no or negligible contribution to character and appearance of the Conservation Area.

Areas of open space and individual fields that need particular comment or have been identified as making a less than strong contribution to the character and appearance of the Conservation Area have been numbered for reference in the descriptions below. Refer to the 'open space analysis' layer on the Appraisal map that can be accessed from the button on the bottom right corner of the page.

## 2.3 Open space assessment

### ***Northeast of St Mary's Church***

*Predominantly makes a **strong contribution** to character and appearance*

- This is an enclosed pasture landscape gently sloping down to the Aire floodplain with long vistas across to Skipton and the Dales beyond. There is an important and well-used public footpath that heads out from the church, crossing the River Aire by footbridge to eventually arrive in Skipton. Views from this path (**HF2, MD1**) both into and outwith the Conservation Area are significant. The Church, standing on slightly higher ground on the ridge overlooking the Aire floodplain is a key landmark linking in to the historic 'edge of settlement'.
- The Conservation Area boundary hugs the limits of the built environment except for the plot of land immediately adjacent to the churchyard, which contains an extension burial ground and pasture.
- The strip of land off Heselaker Lane between Leys Close and the recreation ground is the site of former medieval dwellings and enclosures as recorded in the North Yorkshire Historic Environment Record. The earthwork remnants are visible on the surface of the field (**MF4**).
- Dynamic views from Limehouse Lane (**HD3**) into the settlement and to either side are highly important in terms of defining the historic core of Carleton and its relationship with the surrounding rural landscape. The junction of Limehouse Lane and Carla Beck Lane together with the grade II-listed Spences Court and the Rectory is an important gateway into the settlement (**HF3**).

- The field (F1) is pasture and contributes to the setting of Aire View Terrace which lies within the Carleton Conservation Area. However, the late 20th century single story development of Leys Close disrupts historic views from locations **HF2** and **MD1**, limiting this contribution.

### ***Land to the west of Beckside Farm***

*Predominantly makes a **strong contribution** to character and appearance*

- Beckside Farm is a rare survival of a working village farm directly connected to fields beyond. An intriguing glimpse of the farm's infield can be obtained through the crew yard off Beckside (**MF5**). It is an important element of the historic core.
- Land to the north and east of Beckside Farm are clearly visible from Heslaker Lane (**HD2**). These properties and the fields beyond help define the historic core. Only the ridges of some of the houses on Dale Road interrupt views of open country with Carelton Moor beyond.

### ***Land to the west of Dale Crescent***

*Predominantly makes **no contribution** to character and appearance*

- There are several large fields here (F2) which despite their elevated position are not visible from within the Conservation Area and so make negligible contribution to the setting of the Conservation Area.

### ***Land off West Road and Catlow Gill***

*Predominantly makes a **strong contribution** to character and appearance*

- On entering and leaving the settlement, elevated pasture land and the slopes of Quarry Hill form an important part of the rural setting of Carleton.
- From the road, the mill chimney is highly visible and there are good views of the roofscape with Skipton Moor beyond. These views (**HD4**), including the open landscape highlight the compact nature of the settlement nesting in the lower slopes of high ground to the south.
- The north side of the road is lined with mature trees.

### ***Land to the south of Carleton***

*Predominantly makes a **strong contribution** to character and appearance*

- A well-used public footpath leads up to Park Lane from Westwood. From here there are superb views (**HF1**) down to the centre of the settlement including Carleton Mill. More expansive views are had further up the slope.
- Hillside enclosures throughout comprise historic boundaries which help define the historic core and its relationship to the rural landscape.
- Land to the south-east of the grade II-listed Grundy Farm helps contextualise the farm and reinforces the relationship between the historic core and its agricultural setting. The strip of land adjoining the

rear of the properties on Park Lane is compromised by this relationship and consequently makes only **some contribution** to the character and appearance of the Conservation Area (note this is not the opinion of Alan Baxter Ltd and its subconsultants\*)

\*The authors, Alan Baxter Ltd, and the two commissioning partners, Craven District Council and Historic England, were able to reconcile their views throughout the course of the project, except on a limited number of occasions when all parties were satisfied with the inclusion of this note to qualify the opinion expressed. In the 16 appraisals produced by the project, the note appears in only three places: Carleton, page 15; Embsay, page 12; and Settle-Carlisle, page 14. (This explanatory footnote is provided by Craven District Council.)

## 3.0 Views

Refer to the map at the front of this Appraisal.

### 3.1 Highly significant fixed views (HF)

**HF1:** Elevated view from public footpath:

The views from the public footpath provide a very dramatic assessment of the landscape context of Carleton with views across to the distant Embsay Moor in the Dales National park as well as down to the Carleton Beck Valley and the hills beyond.

Significant view of the converted grade II-listed Carleton Mill including chimney as well as St Mary's Church tower beyond.

**HF2:** View from St Mary's Church.

This is a significant contextual view of an historic enclosed pasture landscape shown on the 1853 Ordnance Survey map that gently slopes down to the Aire floodplain. From here there are long vistas across to Skipton and the Dales beyond.

There is an important and well-used public footpath that heads out from the church, crossing the River Aire by footbridge to eventually arrive in Skipton.

The church, standing on slightly higher ground on the ridge overlooking the Aire floodplain is a key landmark forming a significant part of the historic 'edge of settlement'.



HF1

**HF3:** View from Spences Court

Significant view of the mill with chimney and tower, top of church tower with open countryside to the north forming the historic 'edge of settlement' gateway into the village from the grade II-listed Spences Court with the early-nineteenth century (possibly earlier) Ivy Cottage Farm in the foreground. Drystone walled roadside with views to historic enclosed pasture to the north.



HF3

**HF4:** Swan Inn views

Key village focal viewpoint that takes in Carleton Mill, the Swan Inn and long views down Swan Street and out to the east.

Defining views of late-nineteenth century Carleton with views of the grade-II listed Grundy Farmhouse, Carleton Mill, Swan Inn and South View, as well as non-designated terraces including Croft Terrace.



HF4

### 3.2 Highly significant dynamic views (HD)

#### HD1: Along Beck Side.

View of, and into the crew yard of working farm - Beckside Farm.

Views of various designated and non-designated buildings and structures including the grade II\*-listed Trappes Hall and the non-designated 20 – 27 Beckside Terrace.

Dynamic views of Carleton Mill chimney and glimpses of the rear of textile workers' cottages on Vicar's Row. Contextual visual experience that better reveals the relationship between the Catlow Gill/Carleton Brook, the Mill, part of the historic core of the village and its former agricultural identity.

Significant mature trees and glimpses of Quarry Hill.



HD1

**HD2:** Heslaker Lane northern gateway

The views from Heslaker Lane include the Carleton Mill Chimney and Quarry Hill beyond with the historic 'edge of settlement' defined by the nineteenth-century Aire View Terrace and Grange Farm.

Only the ridges of some of the houses on Dale Road interrupt views of open country with Quarry Hill and Carleton Moor beyond.

Strong sweeping views to the east and west over large enclosed pasture fields bounded by low drystone walls gives a real sense of rural landscape setting.

**HD3:** Limehouse Lane eastern gateway

These dynamic views from the Aire floodplain and Limehouse Lane into the settlement and to either side are significant in defining the historic core of Carleton and its relationship with the surrounding rural landscape.

The mill chimney and St Mary's Church tower rise above the subtle skyline of Carleton village with

Quarry Hill and Carleton Moor to the south and

The junction of Limehouse Lane and Carla Beck Lane together with the grade II-listed Spences Court and the Rectory is an important gateway into the settlement.

**HD4:** View from West Road looking into the Conservation Area.

Significant dynamic views of Carleton Mill chimney with strong views of historic roofscape and the terraces around The Wend by Catlow Gill/Carleton Brook within the Conservation Area.

Important long views of Skipton Moor beyond and the slopes of Quarry Hill to the south.

Significant mature trees lining the road to the north.

### 3.3 Moderately significant fixed views (MF)

**MF1:** Slightly elevated fixed view above Robyns Hall

View from public footpath of mill chimney, church tower and historic roofscape

**MF2:** Elevated framed view through gaps in houses.

Framed view of church, mill and roofscape.  
Contextual view better revealing the important contribution landmarks and roofscape make to the character of the Conservation Area.

**MF3:** View from Westwood

View from site of earlier textile mill showing elevation of the listed Carleton Mill with chimney and tower.

**MF4:** View from Heslaker Lane east.

View of field containing earthwork remains of former tofts and crofts (see *Introduction to Craven Conservation Area Appraisals*) that helps define the historic 'edge of settlement'.



MF1

**MF5:** Glimpsed view into Beckside Farm

Beckside Farm is a rare survival of a working village farm directly connected to fields beyond and an intriguing glimpse of the farm's infield can be obtained through the crew yard off Beckside.

**3.4 Moderately significant dynamic views (MD)**

**MD1:** Views through churchyard

Dynamic views from public footpath of St Mary's Church, churchyard, playing field and open landscape generally that helps articulate the historic 'edge of settlement'.



MF5

## 4.0 Traffic and Movement

### 4.1 Pedestrian

Footways in good condition and provide access to all parts of the settlement. There are several well-used public footpaths providing access to open countryside to the north, south and west. From the church, there is a good footpath connecting to Skipton. From these there are excellent long views back to the settlement revealing the dominance of the mill.

### 4.2 Vehicle

Traffic is relatively light during the day but increases from the school pick-up period through to and including the commuter period.

### 4.3 Parking

Parking is principally on road and there are no designated public parking areas. Excessive on-street parking was observed during school pick-up on all roads.

## 5.0 Recommendations for Further Work

- Further study of opportunities and detractors.
- Assessment of streetscape.
- Article 4 direction and guidance on external appearance of dwellings in the Conservation Area.
- Detailed analysis of building form and settlement character and morphology.
- Bring forward proposals to extend the Conservation Area boundary in order to conserve the significant relationship between the historic settlement and the surrounding open space. This includes fields to the north and east of St Mary's Church; to the south east; and to the north and south of Carleton Lane on the approach into Carleton.

## Sources

1. Chris Blandford Associates, 2011, North Yorkshire and York Landscape Characterisation Project.  
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2. Open Domesday, 2015, University of Hull:  
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# Alan Baxter

**Prepared by** Heloise Palin, Bob Sydes, Richard Pollard, Gemma Fowlie

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

**Issued** August 2016

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