

Cononley Conservation Area Appraisal August 2016

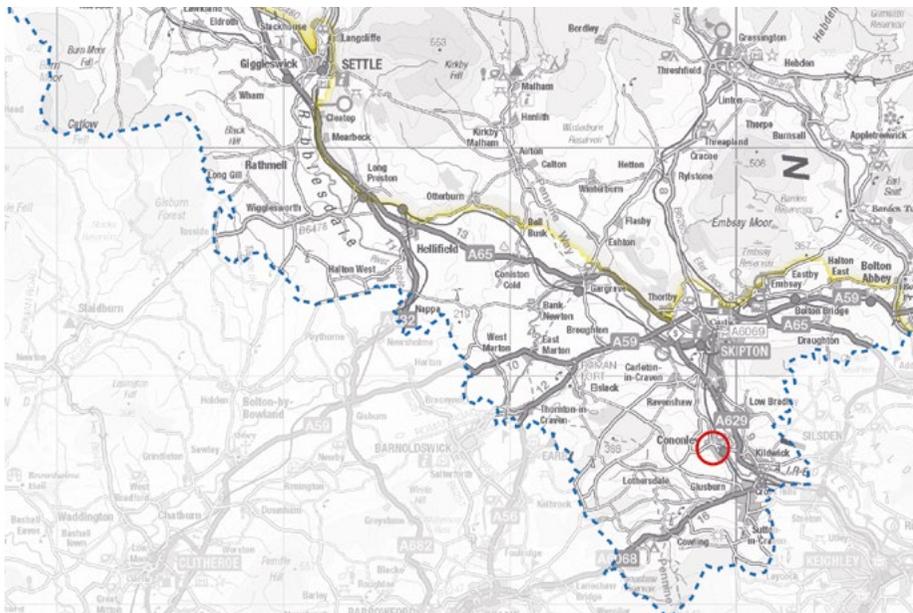
Introduction	2
1.0 Character	5
2.0 Landscape and Open space	11
3.0 Views	18
4.0 Traffic and Movement	25
5.0 Recommendations for Further Work	26
Sources	27



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 Cononley

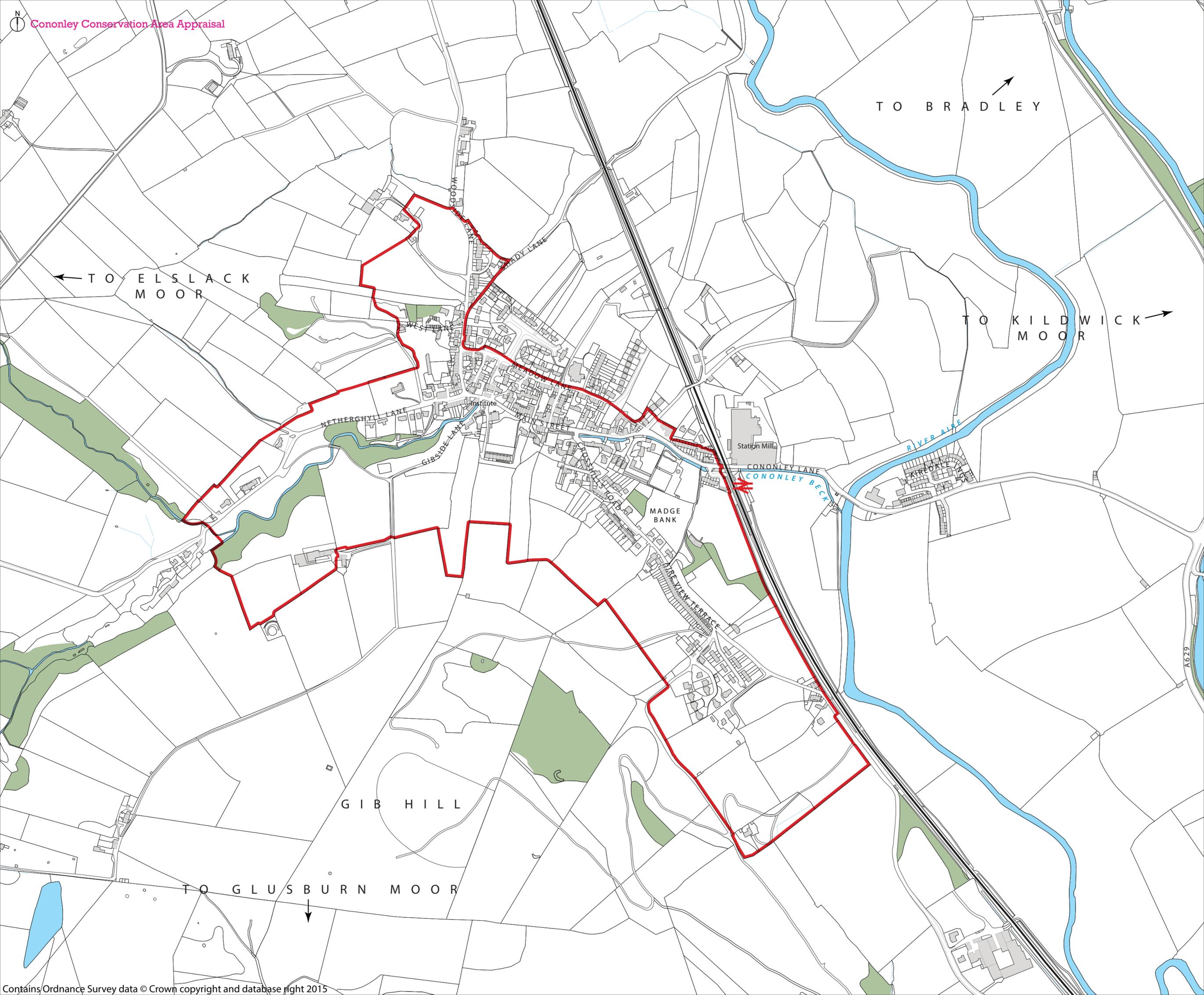
When viewed as a pdf document, this Appraisal includes an interactive map with a series of layers that can be activated using the menu panel that appears on the left-hand side of the report. Refer to the *Introduction* document for advice about how to reveal this menu panel. These layers, which can be 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

Cononley lies in the Settled Industrial Valleys Landscape and on the edge of Landscape Area 38, Siltstone and Sandstone Low Moors (1) overlooking the Aire Valley. The village core is very rural in character and contains a mix of historic building styles from the seventeenth to the late nineteenth century. Historically it has been associated both with the textile industry and lead mining. Gibb Hill is the most dominant landscape feature.

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





TO BRADLEY

TO ELSLACK MOOR

TO KILDWICK MOOR

GIB HILL

TO GLUSBURN MOOR

1.0 Character

1.1 Historic and contemporary character

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

- Cononley is recorded in Domesday Book, and is, relative to West Riding, a 'quite small' settlement, one of a number of similar villages situated along the western and southern edge of the Aire floodplain within the large historic parish of Kildwick (2)
- Lead mining has been a feature of the village since at least the early sixteenth century and there have been several periods of activity. The workings were located on Gibb Hill and off Netherghyll Lane at Netherghyll Bottom.
- Buildings are a mix of farms, farm buildings, weavers' cottages and industrial workers' terraces. There were no dwellings constructed specifically for miners.
- The population expanded by the mid nineteenth century when men employed in lead mining represented around 16% of the working population (4). Mining families moved in from as far as Derbyshire and Cornwall. The increased population was probably accommodated in existing farm buildings converted to residential and infilling of the medieval tofts and crofts (see *Introduction to Craven Conservation Area Appraisals*).
- Textile working was, as with the majority of similar settlements the dominant economic force. Hand loom weaving continued into the mid nineteenth century and Aire View Terrace (formerly Union or Club Row) on Crosshills Road, a row of 32 dwellings was constructed by 1840 and housed handloom weavers and their families as owner/occupiers.

- Two steam-powered mills replaced the Cononley Corn Mill, High Mill and Low Mill in the 1840s by Cononley Station and subsequently replaced by the present Station Mill in the late nineteenth century. A further steam-powered mill, Aireside Mill, now demolished, lay just to the east of the River Aire. A new residential development, Airedale Ings, has now been constructed on the site.
- The settlement remained largely unchanged until the 1930s when Crag View terraces (off Crosshills Road) were constructed. The biggest expansion occurred in the 1960s and 1970s with the construction of link terraces north of Meadow Lane (formerly Back Lane) within historic village enclosures.

1.2 Spatial and urban character

The legibility of the historic core is very strong to the south, west, and east. Although late-twentieth century housing has disrupted the relationship between the core and former village fields to the north, the historic 'edge of settlement' in Meadow Lane (formerly Back Lane) is still very well defined. The legibility of the surrounding landscape is also strong with many enclosure boundaries shown on the 1853 Ordnance Survey map surviving (3). The lanes and roads within the village are unchanged since at least 1853.

- Cononley is a classic village layout around a principal street (Main Street) and a back lane (Meadow Lane) with a clearly defined arrangement of tofts and crofts of medieval origin (see *Introduction to Craven Conservation Area Appraisals*). Infilling over the last couple of centuries has resulted in a rich mix of styles and a relatively dense built environment.

- Many of the older buildings have been sensitively refurbished over the years although, in common with many other Conservation Areas, there is a significant use of upvc and similar materials in window and door replacement, particularly on undesignated buildings.
- 128 -134 Netherghyll Lane is an attractive undesignated row of early-nineteenth century cottages with enclosed (stone walls) front gardens opposite a slightly later row without enclosed fronts.
- Drystone walled enclosed front gardens are a common feature along the Main Street. Some properties such as the grade II-listed Hall House and the grade II-listed Bay House are well set back from the road. Hall House is situated behind number 120 Main Street, a later infill dwelling (formerly two cottages).
- The majority of buildings in the historic core are two-storey. Exceptions include the grade II-listed Cononley Hall (three storeys) and numbers 94 -98 Main Street (three storeys).
- Several key landmarks which make a significant contribution to the character of the Conservation Area are non-designated including: Station Mill (formerly Cononley Mill, dating to the late nineteenth century and just outwith the Conservation Area); Aire View Terrace (row of early nineteenth-century weavers' cottages on Crosshills Road) and The Institute (built in the 1920s).
- Gibb Hill is a significant landscape feature to the south which can be glimpsed from a number of locations within the village between properties and along lanes and alleys.
- The gateway into the village from the east is dominated by Station Mill which although outwith the Conservation Area has a profound visual impact. The Mill is rarely glimpsed from within the historic core. The chimney is a strong feature looking east along Main Street from the grade II-listed New Inn and from Crosshills Road.

- The railway and station (nineteenth-century) forms the eastern boundary of the Conservation Area. It has been much redeveloped and was closed between 1965 and 1988.
- Cononley Beck is a strong feature along Main Street with occasional small narrow bridges providing access to historic farms and other buildings such as the grade II-listed Bradley's Farm and King's Farm. The Beck is culverted from the Institute to Holgate House.
- The late twentieth-century development off Meadow Lane (formerly Back Lane) is generously laid out with wide partially tree lined verges and enclosed front and back gardens.



Cononley Beck

1.3 Materials and palette

- Walls: Coursed gritstone rubble for older buildings with more tooled rectangular gritstone ashlar for later buildings. Gritstone drystone walls around enclosures, gardens and lining roads.
- Window reveals: Tooled gritstone monoliths.
- Gateposts: tooled gritstone, occasionally decorated.
- 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: Generally asphalt with narrow concrete and granite kerbs. There is very little traditional paving, except for a length in front of Aire View Terrace and on New Inn Fold, all English Pennine Sandstone flags. Strong suggestion that paving on Main Street is relatively recent.
- Surfaces: asphalt throughout. Cobbles and other surfaces are very rare and restricted to a few yards.
- Street furniture: Mixture of styles in street lighting – majority are wall mounted with occasional galvanized steel columns and occasional concrete columns. No public seating outside the open spaces was observed.

1.4 Key buildings

- Cononley Hall - Grade II-listed
- Station Mill - Unlisted
- Aire View Terrace - Unlisted
- The Institute - Unlisted

1.5 Relationship with other settlements

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

2.0 Landscape and Open space

2.1 Overview

The Cononley Conservation Area is relatively large and includes significant areas of open landscape to the west and south. It nestles in the lower slopes of Eslack and Glusburn Moors (Gibb Hill), part of the Siltstone and Sandstone Low Moors and Fells landscape. From the south and east the massing of Station Mill and its chimney, with a backdrop of green enclosed and moderately treed high ground above the flat expanse of the Aire Valley defines the setting of this settlement. Cononley contains a complex but highly legible historic core representing three key rural activities, lead mining, agriculture and textile working – the latter including purpose built handloom weavers' accommodation (Aire View Terrace) and the last of three steam-powered textile mills (currently outside the Conservation Area). The relationship between the historic core and its associated agricultural hinterland is very strong to the west and south but significantly obscured to the north.

The majority of the surrounding landscape makes a significant contribution to the character and appearance of the Cononley Conservation Area. This was recognised in 1989 by the extension of the Conservation Area to include the slopes of Gibb Hill.

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.

2.2 Open space assessment

Land between Woodside Lane and the railway line

*To the north this area makes **some contribution** to character and appearance; to the south this area makes **no contribution***

- The relationship between the historic edge of settlement on Meadow Lane (formerly Back Lane) has been significantly obscured by late-twentieth century housing and the contribution of much of this landscape (F1) to the Conservation Area has lessened as a consequence.
- Despite containing several historic field boundaries clearly associated with former village infields, the significance of this has largely been lost, although current use of two long plots for allotments continues the spirit of former uses.
- Two fields immediately adjacent Shady Lane and fields to the north (F2) make a more positive contribution to

the setting of the Conservation Area especially as this is a well-used public footpath connecting the village to the River Aire and beyond.

Land to the west of Woodside Lane and north of Netherghyll Lane

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

- From the north, the approach to the village on Woodside Lane is elevated above the Aire Valley with clear views (**HD2**) of Station Mill. Once entering the village views are restricted by walled and hedged boundaries until the Conservation Area boundary is reached. From here there is the first glimpse of the village roofscape nesting in the lower slopes of Glusburn Moor (Gibb Hill) and a dynamic view down to Shady Grove Farm.
- The relationship between settlement and open countryside is very well illustrated from here. Large enclosed fields, some incorporating historic boundaries strengthen this relationship to the west. There is a particularly fine example of enclosed former strip fields off Woodside Lane to the north of West Lane.
- Approaching from the west along Netherghyll Lane (**HD3**), the settlement is largely hidden from view in the lea of the lower slopes of Eslack and Glusburn Moors. Apart from a few discrete late-twentieth century bungalows opposite the screened late-nineteenth century St John's Church, the village is encountered pretty much in its nineteenth-century form. Low drystone walls and former agricultural buildings lie in the foreground against a backdrop of the wooded slopes of Kildwick Moor.

Land to the south of Main Street

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

- The slopes of Glusburn Moor incorporate surviving historic boundaries that form part of the agricultural hinterland of Cononley. The landscape is highly visible from the east, especially Cononley Lane, with glimpses through from Crosshills Road.
- The historic 'edge of settlement' to the south is very strong despite the inclusion of a row of 1930s dwellings in the grounds of Cononley Hall.
- Views from Gibside Lane (**HF1**) above the grade II-listed Ghyll Farm are particularly impressive of village roofscape and the open landscape of the Aire beyond and a fine view of Low Bradley.
- The landscape makes a significant contribution to the setting of the grade II-listed Ghyll Farm and Cononley Hall, both of which are well within the Conservation Area.
- A significant glimpsed view (**HF2**) of the slopes beyond the village is had from Main Street by the Institute.

Land between Crosshills Road and the railway line.

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

- Aire View Terrace and the enclosed fields of the slopes of Gibb Hill and Glusburn Moor are clearly visible from Cononley Lane across the railway and playing fields beyond.
- There are glimpsed views across the playing fields of Aire View Terrace with Madge Bank in the foreground. These fields maintain the historic separation of the southern and eastern approaches into the village.
- There are spectacular uninterrupted views (**HF3**) of Station Mill, the Aire Valley and the landscape beyond from Aire View Terrace and Crosshills Road.
- Madge Bank, glimpsed from Crosshills Road (**HF3**) is an important part of the historic landscape comprising boundaries that are shown on the 1853 Ordnance Survey map.

Land to the east of the railway line

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

- The landscape to the north of Cononley Lane between the River Aire and the railway line is characterised by irregular hedged enclosures that have changed little since 1853. Some of the boundaries clearly pre-date the railway and are part of the historic field system of Cononley village.
- The most dominant feature is the unlisted Station Mill with its chimney. Currently outwith the Conservation Area this structure makes a significant contribution to the setting and appearance of the Conservation Area and there would be a strong case for extending the boundary to include it.
- This area is very important in relation to views from the A629 and various public footpaths in the valley. The dominance of the Mill in relation to the subtle outline of the historic core in the context of the surrounding landscape is important not just for Cononley itself but a wider appreciation of the Aire valley settlements as a whole.

3.0 Views

Refer to the map at the front of this Appraisal.

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



HF1

3.1 Highly significant fixed views (HF)

HF1: View from Gibside Lane

Views from Gibside Lane above the grade II-listed Ghyll Farm are particularly impressive of village the roofscape and the open landscape of the Aire beyond including a fine view of Low Bradley.

Immediate setting incorporates landscape that makes a significant contribution to the setting of the grade II-listed Ghyll Farm and the grade II-listed Cononley Hall.

HF2: Glimpsed view of Gibb Hill from Main Street

Significant glimpsed view of the slopes beyond the village from Main Street by the Institute.

Key view that illustrated the strong 'edge of settlement' to the south as seen from the historic core.

HF3: Framed view over Madge Bank to Station Mill

This is a particularly dramatic view of Station Mill and its chimney.

Madge Bank in the foreground is an important part of the historic landscape comprising boundaries that are shown on the 1853 Ordnance Survey map.

This view is framed by a small barn on the left, again shown on the 1853 Ordnance Survey map. To the right the view is framed by an early-twentieth century cottage.

Beyond the Mill, the view captures the Aire Valley and the settlement of High Bradley and Bradley Moor beyond.

3.2 Highly significant dynamic views (HD)

HD1: Views from eastern gateway to Cononley

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

HD2: Views from the northern gateway into Cononley.

The approach to the village on Woodside Lane is elevated above the Aire Valley with clear views of Station Mill.

One entering the village, views are restricted by walled and hedged boundaries until the Conservation Area boundary is reached. From here there is the first glimpse of the village roofscape nesting in the lower slopes of Glusburn Moor and a dynamic view down to Shady Grove Farm.

The relationship between settlement and open countryside is very well illustrated from here.

Large enclosed fields, some incorporating historic boundaries strengthen this relationship to the west.

There is a particularly fine example of enclosed former strip fields off Woodside Lane to the north of West Lane.

HD3: Views from Netherghyll Lane

Approaching from the west along Netherghyll Lane, the settlement is largely hidden from view in the lea of the lower slopes of Eslack and Glusburn Moors. Apart from a few discrete late-twentieth century bungalows opposite the partially screened late-nineteenth century St John's Church, the village is encountered pretty much in its nineteenth-century form. Low drystone walls and former agricultural buildings lie in the foreground against a backdrop of the wooded slopes of Kildwick Moor.

Views to the northeast across the Cononley Beck valley into and through the Conservation Area are exceptional. The Beck is lined with mature trees and there is a parkland feel to the fields below Gibb Hill.

HD4: Dynamic views from southern gateway on Crosshills Road

At the junction of Crosshills Road and the railway, immediately at the Conservation Area boundary, views of Station Mill are exceptionally fine with the whole of the main mill elevation clearly visible. From here the approach to Aire View Terrace combines dynamic views of Gibb Hill and enclosures above the historic core with glimpsed views (through trees in the summer) of the mill chimney and the open landscape setting to the east with views across the Aire Valley.

The drama of Aire View Terrace is captured from this approach. The late-twentieth century development of Crag View enhances rather than detracts.

3.3 Moderately significant fixed views (MF)

MF1: Views from playing fields

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

MF2: 360 degree views from junction of Skipton Road and Meadow Lane.

Glimpsed view through into Shady Grove Farm with drystone walled enclosures beyond as well as views down Skipton Road illustrating the landscape dominance of Gibb Hill.

The views along Meadow Lane help clarify the historic 'edge of settlement' despite some late-twentieth century buildings



MF2

MF3: View of Station Mill chimney from Main Street

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



MF3

4.0 Traffic and Movement

4.1 Pedestrian

There are several well-used footpaths giving access to open country. Gibside Lane accesses Gibb Hill and beyond and Shady Lane accesses the Aire Valley. Pavements are in reasonable condition but there are some areas where pavements exist on one side only.

4.2 Vehicle

Vehicle movement is relatively low from all directions and no HGVs were observed passing through during site visits.

4.3 Parking

The majority of parking is on-street. There are no designated parking areas.

5.0 Recommendations for Further Work

- Further study of opportunities and detractors.
- Detailed assessment of streetscape.
- Article 4 direction and guidance on external appearance of dwellings in the Conservation Area.
- Bring forward proposals to extend the Conservation Area boundary to include Station Mill.

Sources

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