

# Gargrave Conservation Area Appraisal August 2016

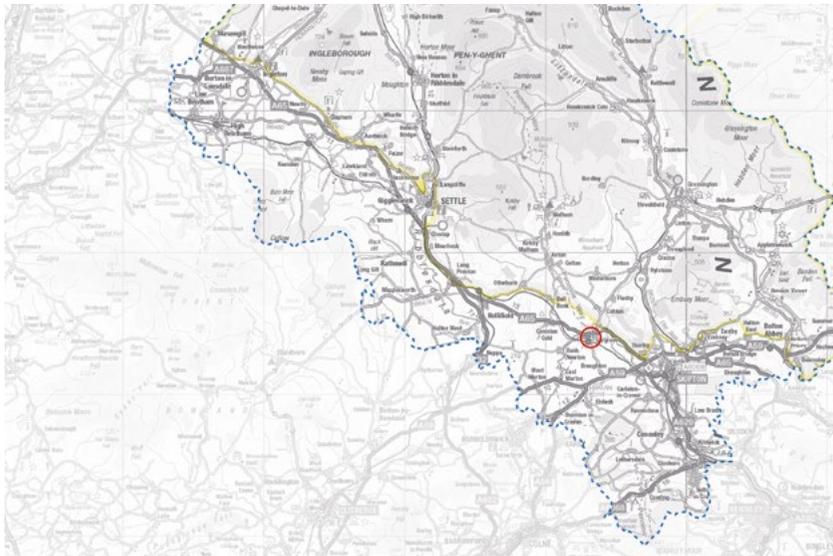
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# Introduction

## 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 Gargrave

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

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 by the Leeds and Liverpool Canal and to the south by 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, marking a moated site, to the west of Paget Hall (a Scheduled Ancient Monument and within the Conservation Area). The village has been of some status since at least the eighteenth century as a court of the settlement of debts was held at Gargrave 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.

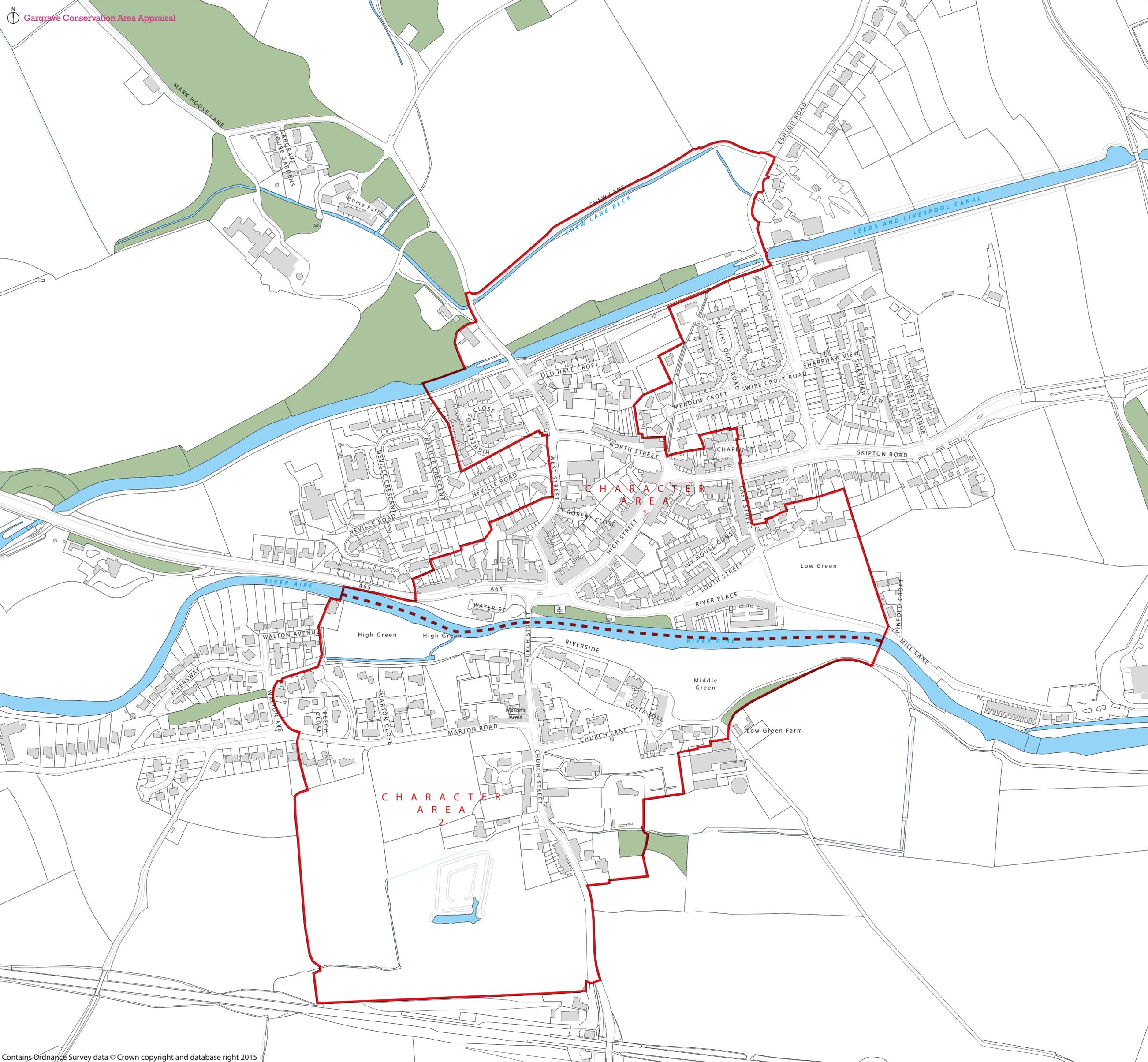
**Designation date:** 1980



*Leeds to Liverpool Canal*



*The A65 which runs through the centre of Gargrave*



## 1.0 Character

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

### 1.1 Historic & contemporary development

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 as a result of the major arterial route of the A65 which runs through it.

#### ***Character Area 1***

- There are a number of seventeenth-century buildings that survive, particularly around North Street, identifiable by their multi-light mullioned windows.
- The 1893-4 OS map shows that there was continuous development along the High Street, the north side of South Street and the south side of River Place, all of which still survives. By this date there was also some,

more intermittent, development along West Street and East Street that existed (see the map at the front of this Appraisal).

- Most of the historic development is housing and there are fewer buildings of agricultural origin in Character Area 1 than in 2.
- During the twentieth century this development has been infilled and expanded up to the Canal and east and west, along the existing roads as well as on new cul de sacs and small closes that each have a slightly different character.

### ***Character Area 2***

- Relatively little change has occurred south of the river since the end of the nineteenth century. Most of the development on Church Street, Church Lane and Marton Road was already built by 1893.
- There is a former Mill on the Canal (just outside the Conservation Area boundary), now offices in addition to the former Goffa Mill (now housing) in Character Area 2 indicating that industry influenced the development of the village.
- There has been some subsequent infill housing between the horizontal axis formed by Church Lane and Marton Road and the river. The modern houses on Marton Close and west of Goffa Mill are at least of an appropriate scale and their stone facing means they relate to the historic buildings.

## **1.2 Spatial and urban character**

### ***Character Area 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 lamppost; the bus shelter; the phone box; the iron railings along the river; the flagstone pavement and the traditional signpost. The character of this space is however hard to appreciate due to the heavy traffic along the road.
- 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.
- 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 twentieth-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 character of the Conservation Area.
- To the east and west of this character area are c.1970s housing estates. These are integrated with the rest of the town but the blandness of their architecture and predominance of modern materials means they have a negative effect on the character of the Conservation Area.

### ***Character Area 2: The south bank***

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

### 1.3 Materials and palette

- Walls: Gritstone for walling set in random courses;
- Window reveals: Tooled gritstone
- Gateposts: Tooled gritstone monoliths
- Roofing: Grey slates (Yoredale Sandstone); Westmorland slates
- Windows: Timber windows, traditionally casements but sashes used widely in the nineteenth century; numerous examples of upvc replacement windows



*Millstone Grit*

which detract from the character of the Conservation Area

- Pavements: Asphalt as well as some areas of flags, cobbles and setts
- Road surfaces: Asphalt
- 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

#### 1.4 Key buildings and structures

- Gargrave Bridge – Grade II
- Higher-Land Bridge/ Canal Bridge number 170 – Grade II
- Low Warehouse Bridge – Grade II
- Old Swan Public House, High Street – Grade II
- Former School (now 4 houses), Skipton Road - unlisted
- St Andrew's Church, Church Street – Grade II



*Gargrave Bridge*

#### 1.5 Relationship with other settlements

There are no other major settlements that are visible from Gargrave. To the north west of the village 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.

## 2.0 Landscape and Open Space

### 2.1 Overview

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.

### 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 Chapter:

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.



*Open space around the River Aire*



*Middle Green*

## 2.3 Open space assessment

### ***South of the River Aire: Character Area 2***

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

- The Conservation Area south of the river is less dense and less urban in character than to the north. The Conservation Area boundary takes in the main historic axis centred on the crossroads of Church Street with Church Lane and Marton Road and excludes the later housing expansion to the west. There are numerous greens and fields interspersed among the buildings which often allow longer views into the countryside beyond (**MF5**, for example).
- On either side of the river are wide grassy banks which are an important and attractive amenity. On the south side, the banks are particularly wide and lead to expansive public greens (Middle Green to the east and High Green to the west). Middle Green allows long views to the countryside to the east (**MF4**) and is picturesque with the nineteenth-century terraces of South Street and River Place on the north side of the river and former mill to the south. Both are the subject of aesthetically important views from the north side of the river.
- East of Low Green Farm is open countryside which is appreciable from Middle Green and the east end of Church Lane.
- On the south side of the farm is a field (F1) that is largely not easily appreciable from any of the major public routes and therefore makes a **negligible** contribution to the Conservation Area. South of this the open space is outside the Conservation Area but very much a part of its setting on approaching from the south on Church Street.

- West of Church Street, behind the ribbon development along the road are open fields which are very visible from Church Street and Marton Road, forming the foreground to longer views. This area includes the Scheduled Monument which can be seen from Marton Road, adding significance to these views (**MF5**).

***The west side of the Conservation Area: between the A65 and the Canal***

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

- This area of open space is visually and physically quite removed from the boundary of the Conservation Area. An estate of mid-twentieth century housing and Gargrave Primary School are excluded from the Conservation Area and make the remaining area of undeveloped land between the Canal and the A65 (F2) a negligible contributor to the Conservation Area.

***North of the Leeds and Liverpool Canal***

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

- 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 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 Highland Bridge (Canal Bridge 170)(**HF2**).

- 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 (**MD2**). 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.
- 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 *no contribution* to the character and appearance of the Conservation Area though is experienced as part of its periphery.

***To the east of the Conservation Area: between the Canal and Mill Lane***

*North of Skipton Road this area makes **no contribution** to character and appearance; south of Skipton Road it makes a **strong contribution***

- The east side of Gargrave, north of the river, has, like the west side been developed with mid-twentieth century developments cutting it off from the open spaces beyond. These estates are not included within the Conservation Area.
- The football and cricket grounds (F4) north of the Skipton Road are separated from the Conservation Area by extensive housing developments. Although these are important amenities for the village they are **not contributors** to the Conservation Area.
- North of Mill Lane is Low Green and open fields beyond Pinfold Croft. 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 (**MF4**).

## 3.0 Views

Refer to the map at the front of this Appraisal.

### 3.1 Highly significant fixed views (HF)

**HF1** 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.

**HF2** 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.

### 3.2 Moderately significant fixed views (MF)

**MF1** 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.

**MF2** 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.

**MF3** 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.

- MF4** View east over Middle Green from Church Lane – This informal village green is bounded to the north by the river, with rows of nineteenth-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.
- MF5** View from Marton Road looking south towards the Scheduled Ancient 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.
- MF6** View from Marton Road south-east towards St Andrew's Church (across the fields south of Marton Road) – St Andrew's Church tower is prominent landmark south of the river, this view across the fields is particularly notable.

### **3.3 Moderately significant dynamic views (MD)**

- MD1** Views east and west from the Canal towpath along the Canal – These are significant views of an important piece of historic infrastructure.
- MD2** The view of the Canal and village from Eshton Road looking southwest with fields in the foreground – The view is effectively of 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.



MF3



HF1



*Cottages on North Street*



*A house and converted farm buildings in Character Area 2*

## 4.0 Traffic and Movement

### 4.1 Pedestrian

Footpaths to the north of the river are more consistent 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 are needed in the centre of town.

### 4.2 Vehicle

The north side of the river (Character Area 1) is dominated by the heavy traffic of the A65. Away from this road the village is surprisingly quiet of traffic, though the north side of the river (Character Area 1) is still busier than the south (Character Area 2).

### 4.3 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 largely detract from the character of the Conservation Area.

## 5.0 Recommendations for further work

- Identification of possible traffic calming measures
- Suggested Article 4 Directions
- Identification of buildings that positively /negatively contribute to the character of the Conservation Area.
- Further research on the historic development of the village
- Identification of development problems and pressures and potential solutions
- Conservation Area boundaries review (consideration of extending the boundary around the designed landscape around Gargrave House)

# Alan Baxter

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