

# Kildwick Conservation Area Appraisal August 2016

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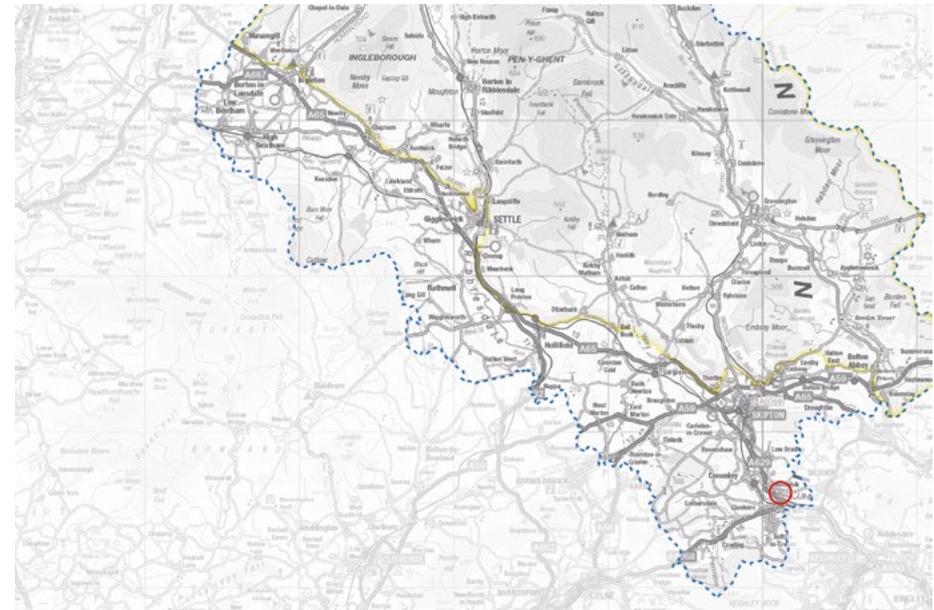


# Introduction

## 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.

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.



Location of Kildwick

### **Overview of the conservation area**

*On the steep north flank of Airedale, overlooking a sprawl of modern commercial development on the valley bottom. The village is joined Siamese-twin-wise to Farnhill, to the west, with the church, towards the bottom of the slope and Kildwick Hall, at the top, in one parish, and most of the village street, at an intermediate level, in the other. It is also divided on the other axis by the Leeds and Liverpool Canal.*

P. Leach and N. Pevsner

**Designation date:** 1989



FARNHILL

CHARACTER AREA 2

KILDWICK

CHARACTER AREA 1

TO CROSS HILLS

## 1.0 Character

The Conservation Area covers a fairly large area with extensive open space at its centre. The development is focussed to the north and south and the two feel quite separate. It is natural therefore to describe them as two separate character areas.

### 1.1 Historic & contemporary development

Refer to the layered map at the front of this Appraisal to see the boundaries of the two character areas.

#### ***Character Area 1: South of the Leeds and Liverpool Canal***

- The junction of Priests Bank Road, Main Road and Skipton Road has always been the historic core of Kildwick settlement. The Church of St Andrew to the north of this crossroads dates from the fourteenth century, and it seems likely that the 'Old Smithy' and White Lion are on the sites of pre-nineteenth century buildings and may well contain much older fabric.
- The 1891 OS map shows this settlement core with a row of cottages to the south along the west side of Main Road which survive and have been extended. East of The White Lion, the terrace of stone cottages is also shown (Byre Cottage, Stable Cottage, Lion Barn) with cottages opposite on the north side of Priests Bank Road. Around the churchyard a number of still surviving buildings were already extant: to the east the school and the former Wharf Mill (now housing) is shown on the map and to the west Parson's Bridge, which dates largely to an eighteenth-century rebuilding, the school hall (1838 on its date stone) and the cottage to its south-west are all shown.
- Later development has not been extensive and has been contained to these existing clusters and line the existing roads. The New Church Centre on Main Road dates from the early twentieth century and the vicarage on the corner of Kirk Gate and Skipton Road had been constructed by the turn of the twentieth century.

- During the twentieth century houses were built along the south side of Priests Bank Road. Barrett's Bridge, a swing bridge over the Leeds and Liverpool Canal, is modern but in the location of an older one.

***Character Area 2: North of the Leeds and Liverpool Canal***

- This character area has seen very little change or development occur since the nineteenth century.
- Most of the buildings scattered along Skipton Road and the north end of Priests Bank Road date from the eighteenth and nineteenth centuries except for Kildwick Hall which is a seventeenth century manor house with some exceptional outbuildings and a large mid-twentieth century house on the north side of Skipton Road called Deep Spring. A couple of newer houses have been built to the rear of Kildwick Hall.

**1.2 Spatial and urban character**

***Character Area 1: South of the Leeds and Liverpool Canal***

- This area is on the lower slopes of the Airedale Valley, where Character Area 2 is to the north where the topography rises steeply.
- The historic core of the settlement, contained within this Character Area, is bounded to the north by the Leeds and Liverpool Canal and to the south by the River Aire and A629.
- The settlement is concentrated in the south-west corner at a crossroads, with the church on the north side and the White Lion pub on the south-eastern corner. The village is approached from the south along Main Road which crosses the Aire. The crossroads with the church, standing above the junction, viewed through its elegant gate piers and overthrow is an impressive view.

- To the north-west, south and east of this junction is development, predominantly housing dating from the nineteenth and twentieth centuries. Most of these are modest cottages with the exception of the detached Victorian vicarage which stands on the eastern corner of the crossroads opposite the church. To the north-west of the junction the development starts to merge with Farnhill.
- Other than the church, there are a few non-domestic historic buildings that are notable in this character area, including the 'New Church Centre' on Main Road, the School Hall to the west of the church, the school and the former wharf mill (now housing).
- There are two bridges that link the Conservation Area to the north and south of the Canal. Parson's Bridge is an eighteenth century structure and a pedestrian route along an attractive flagged path that linked the Old Vicarage to the north with the church. Barrett's Bridge is a swing bridge that allows barges along the canal and vehicular traffic over it.
- The east end of this Character Area is far more rural than the west with views to the fields to the south and north.

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

- Much of this character area is composed of fields. There are two main routes; Priests Bank Road which leads from the core of the village to the south and Skipton Road which runs east – west at the north end of the Conservation Area.
- The steep topography, rising to the north, means there are dramatic views over the Aire valley with the Canal and core of Kildwick in the foreground. The landscape within and directly outwith the Conservation Area is grazed with mature trees and stone walling; all especially picturesque.
- In the north-east corner are a group of houses. The Old Priory is seventeenth century in origin though has been subsequently restored and extended. The Steadings – presumably historically its farm buildings – to the south and another agricultural building, now a house, to the west.
- West along Skipton Road is a Victorian house with drip moulds and studded door and modern house set back from the road.
- At the west end is Kildwick Hall, a very fine seventeenth century house and outbuildings. The large open space in the centre of the Conservation Area is likely to have been part of its historic parkland.

### 1.3 Materials and palette

- Walls: Gritstone for walling, both coursed and set in random courses
- Window reveals: Gritstone
- Roofing: Grey slates (Yoredale Sandstone), Westmoreland slates
- Windows: Timber windows, traditionally casements but sashes used widely in the nineteenth century, many detracting upvc replacements
- Pavements: Largely asphalt with granite kerbs
- Road surfaces: Asphalt
- Street furniture: Modern galvanised steel lampposts, modern steel street signage

### 1.4 Key buildings and structures

- Kildwick Hall, Skipton Road – Grade II\*
- Church of St Andrew – Grade I
- Parson's Bridge, Parson's Bridge – Grade II



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

Kildwick is continuous to the west with Farnhill, a bigger village, where many of the services for both settlements are found.

To the north-east is Kildwick Grange, a small, almost private, settlement around the medieval Grange. There is no real visual link with Kildwick, despite their close proximity.

## 2.0 Landscape and Open Space

### 2.1 Overview

Kildwick has an unusual plan for a modern settlement in Craven. The expanses of open space which were a characteristic of many of the dispersed settlements of the area prior to the twentieth century have, in most cases, been subsequently infilled. However at Kildwick there are no examples of extensive twentieth century developments and it seems likely that a combination of the steep topography and the concentration of more recent housing developments in the adjoining Farnhill have combined to preserve Kildwick in something very close to its nineteenth-century plan, with roughly half a mile of grazed open space between the buildings in the south and north. As a result, open space within the settlement and the surrounding landscape are one and the same thing.

### 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

### ***South of the Leeds and Liverpool Canal***

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

- This is the location of the core of the settlement, approached from the large roundabout on the A629 to the south. From this roundabout Main Road approaches the village over the River Aire on the medieval Kildwick Bridge. From here, the periphery of the village can be appreciated. The fields that surround the village to the south and the obviously historic character of most of the buildings themselves combine to give a strong impression of an historic village edge.
- To the east of Main Road the fields form the foreground

of long views into the countryside (**MF1**). These fields are also important in views from the north (**HF2, MD1**) (within the Conservation Area) south across the valley. The fields provide an important separation between Kildwick and Cross Hills to the south and maintain the integrity of the historic settlement's plan.

- To the west of Main Road is a triangle of open land consisting of a couple of fields sandwiched between three roads. The south-eastern side of this triangle is important in defining the historic boundary of the village as seen on the approach from Main Road. The field (F1) in the north-western corner is **less important** to the significance of the Conservation Area, as it is not visible on this key approach and not particularly visible in any important views, partly due to the tree coverage around it.

### ***Between the Leeds and Liverpool Canal and the Skipton Road***

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

- The majority of the open space that forms the centre of the Conservation Area is one large field bounded by Skipton Road to the north, the Leeds and Liverpool Canal to the south, Priests Bank Road to the east and a footpath adjoining the periphery of Farnhill to the west. This is likely to have been part of the parkland to Kildwick Hall which explains the scattered mature trees and explains why it was never developed. The edges of this field are subdivided and the church's graveyard extends over the canal into its south-west corner. This area is grazed with some mature trees and stone walling around its periphery. The views across it (**HF1**, **HF2**, **MF3**, **MF4** and **MD2**) are all of aesthetic value, especially when viewed in the context of the Canal or looking south over the valley. This large area is also of historic significance to the Conservation Area, the character of which – including the field boundaries – has not changed for centuries.
- In the north-east corner of this open space is a small enclosed field adjacent to a few existing houses. Due to the topography and the stone wall around it there are not the expansive views across the rest of the open space from its north-east corner. This periphery (F2) is therefore of **less significance** than the rest of this open space.
- To the east of Priests Bank Road the Conservation Area boundary takes in The Old Priory and The Steadings and the open space to the depth of a field south of these buildings. The views out to the east (**HD1**) are a key characteristic of this Conservation Area and are perceived as a continuation of the open space at its centre. There are some trees that prevent long views east from the north end of Priests Bank Road but the views are appreciable from the south.

### **North of Skipton Road**

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

- The topography rises very steeply immediately to the north of Skipton Road, there are also varying levels of tree cover along this side of the road making any long views to the north impossible from the road.
- At the north-east end of Skipton Road, where it is within the Conservation Area boundary, it is possible to see just beyond the Conservation Area boundary directly to the north (F3). This contributes to the very rural character of this end of the Conservation Area and complements the long, dramatic views across the valley opposite, to the south.
- To the north-east at this corner, directly adjoining the Conservation Area boundary there is a field that is screened by foliage (F4). Because of this seasonal screening it makes a reduced **contribution** to the character of the Conservation Area.
- The fields south of Crag Top Farmhouse are partially screened from the Conservation area by buildings to the south and the trees along the lane to the Farmhouse on the east. As a consequence they make **some contribution** to the Conservation Area

## 3.0 Views

Refer to the layered map at the beginning of this Appraisal.

### 3.1 Highly significant fixed views (HF)

**HF1:** The view from Skipton Road looking over the formal garden to Kildwick Hall on the south side of the road. This is a designed view, the garden has been laid out to be visible from the Hall as the foreground to the long panoramic view across the valley.

**HF2:** The view from Skipton Road south across the field down to the Canal and beyond across the Aire Valley. This is an aesthetically valuable view and allows a full understanding of the layout of Kildwick and its relationship with the neighbouring Farnhill and the wider geography of the valley.

### 3.2 Highly significant dynamic views (HD)

**HD1:** The view south and south-west from Priests Bank Road towards the Canal and settlements of Farnhill and the core of Kildwick across the central open fields of the Conservation Area

This view takes in the core of the settlement of Kildwick in the context of the open space to the north and the valley to its south.

### 3.3 Moderately significant fixed views (MF)

**MF1:** The view looking east from Main Road, north of the Kildwick Bridge and south of the New Church Centre. This view takes in the fields between the southern periphery of the settlement and the River Aire. The view along the river valley is of aesthetic value.

**MF2:** The view looking north along Main Street from the roundabout.

There is a great contrast the busy A629 and then turning off it onto the medieval Kildwick Bridge with views up towards the Church of St Andrew and the centre of the settlement and the landscape behind. This view cannot have changed substantially in 100 years.

**MF3:** The view looking north over the Parson's Bridge  
This is an atmospheric footpath with historic stone walls and paths that lead to the field beyond on the north side of the Canal.

**MF4:** The view looking north-east and north-west from the south end of Priest's Bank Road  
After crossing Barrett's Bridge (the swing bridge over the Canal) there are wide views across the open countryside to the north-east and north-west. Due to the topography of the central field it is not possible to see Farnhill to the west, creating a much more rural impression.

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

**MD1:** The view looking south from the towpath of the Leeds and Liverpool Canal.  
This is the view over the valley but from a lower vantage point than can be gained from elsewhere in the Conservation Area. The fields in the foreground on either side of the River Aire form an important buffer

to the A629 and the more industrial appearance of Cross Hills.

**MD2:** The view looking north from the Leeds and Liverpool Canal.  
With the Canal forming the foreground to this view and the steeply rising hills at the centre of the Conservation Area makes this view of aesthetic value and of contrast to the more developed view to the south.

**MD3:** The view along the Skipton Road from the east and west of Kildwick Hall  
Kildwick Hall is a highly significant seventeenth century mansion which has a memorable front elevation, which sits close to the road. The views of the building and its impressive entrance gates are a striking feature in views along the Skipton Road from both directions.

## 4.0 Traffic and Movement

### 4.1 Pedestrian

There are some footpaths in the centre of the settlement around Main Road, Kirk Gate and the south end of Priests Bank Road. These are not always present on both sides of the road and disappear further away from the junction. Towards the north end of the Conservation Area there are no pavements. On many of these roads cars travel quite fast, even if there is not a lot of traffic, making it dangerous for pedestrians.

The village is well-served with footpaths, the path north of Parson's Bridge is a good alternative to walking up Priest Bank Road.

The pavements are largely tarmac with stone kerbs.

### 4.2 Vehicle

The roads within the Conservation Area are largely quite narrow though wide enough for two cars to pass one another. Barrett's Bridge (the swing bridge over the Canal) can cause traffic jams on either side when open for river traffic and closed for road traffic. It is also single track with no obvious priority for vehicles which can cause problems.

### 4.3 Parking

There is not a public car park in the village though there is also not obviously a great deal of need for it. Around the core of the settlement there is some on street parking, though this was not seem to be excessive when inspected during the day.

## 5.0 Recommendations for Further Work

- 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

# Alan Baxter

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