

# Kildwick Grange Conservation Area Appraisal August 2016

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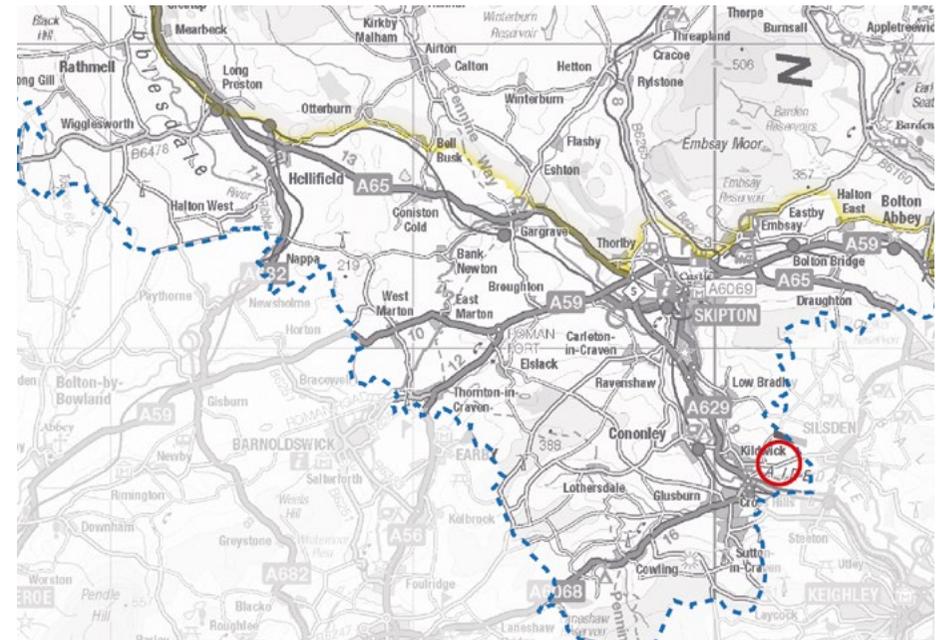


# Introduction

## 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.

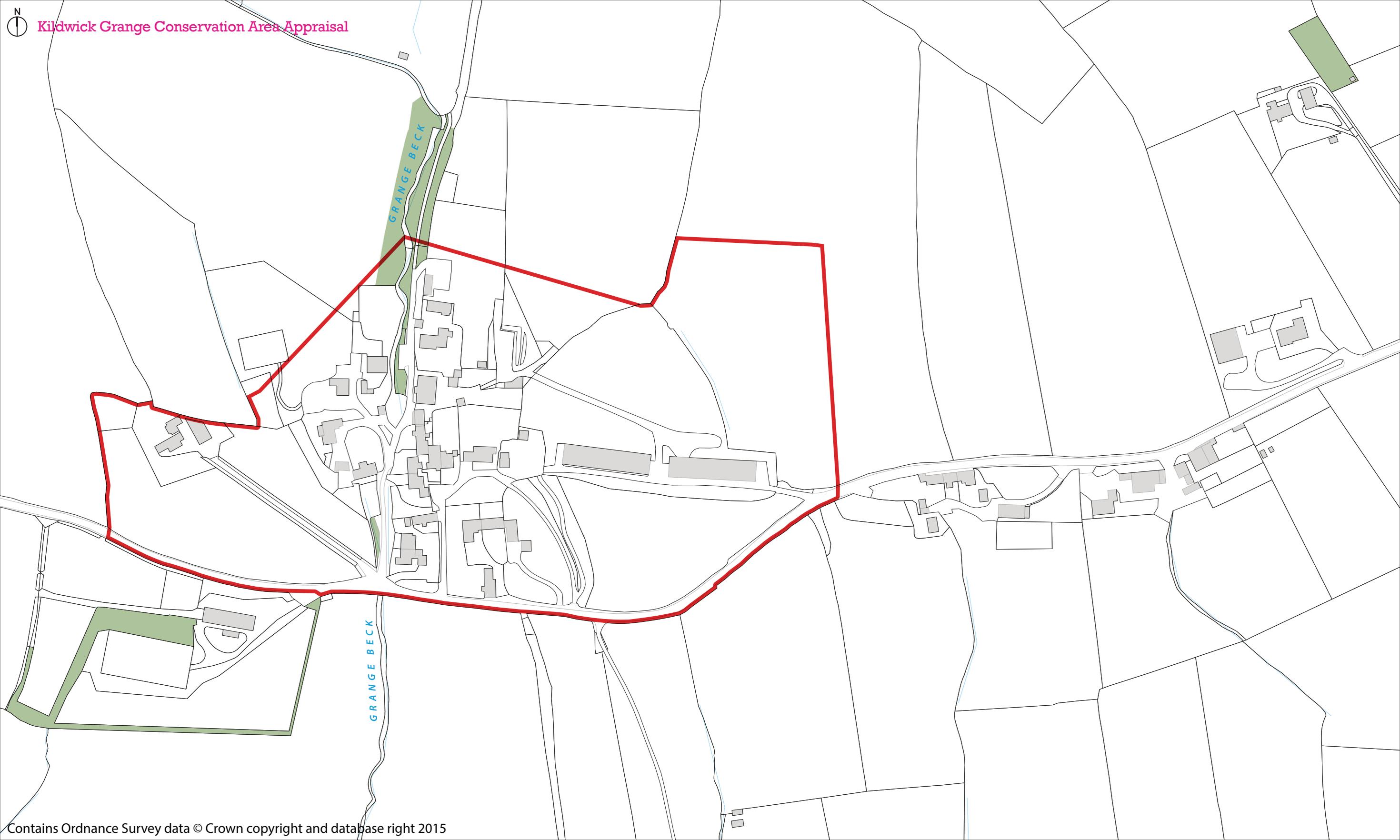


*Location of Kildwick Grange*

## Overview of the conservation area

Kildwick Grange is a small conservation area east of the village of Kildwick. The hamlet or farmstead grew up around Grange Farm, whose medieval origins are as a grange of Bolton Priory in Wharfedale.

**Designation date:** Between April 1974 and April 1983



## 1.0 Character

Kildwick Grange is a small Conservation Area located to the east of the village of Kildwick on the Skipton Road. It is composed of a group of houses on a few lanes on the north side of the main road. The group of houses are on high ground above the River Aire to the south but are enclosed within woodland. Kildwick was a Grange of Bolton Priory by the fourteenth century. Grange Farm was the principal manorial settlement which at the Dissolution of the Priory (1539) was divided between two speculators, one of whom sold his portion to the Coates family who built Grange Hall (Grade II Listed) in the early seventeenth century. Kildwick Grange subsequently developed around Grange Hall.

Grange Beck passes through the centre of Kildwick Grange and explains the wooded character of this enclave.



## 1.1 Historic & contemporary development

- The core of buildings around Grange Hall are in many cases historic ancillary farm buildings and cottages to the Hall itself that are now in separate ownership and have been extended and altered.
- To the north and north-west the settlement has been extended in the twentieth century with a few new dwellings though in a sympathetic style with matching materials.
- At the end of the nineteenth century there were between 10 and 15 buildings at Kildwick Grange including the various small ancillary buildings. In 2015 there are approximately 30 buildings, most of which are still located around a compact core.



*Converted farm building*

## 1.2 Spatial and Urban Character

- The settlement forms a secluded enclave, surrounded by trees, to the north of Skipton Road.
- There is no through route and the roads are more like lanes, making Kildwick Grange feel private.
- 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.
- The twentieth-century house, misleadingly named Kildwick Grange, is an exception to the cohesive planning 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.

On the east side are two large, modern agricultural buildings which are slightly strange being so closely located to the settlement but an appropriate feature in the rural landscape. These buildings are the most conspicuous buildings of the Conservation Area from Skipton Road.

- Within the settlement there are small areas of green and numerous front gardens, bordered by attractive stone walls which are a particular feature of the Conservation Area.
- The Conservation Area is highly distinctive as a private community of houses that form a consistent urban grain. The buildings are well-maintained as are the communal and public spaces.

### 1.3 Materials and palette

- Walls: uncoursed gritstone and rubble for buildings and boundaries. Variety of stone copings
- Window reveals: ashlar gritstone (traditionally tooled)
- Roofing: Westmorland slate and Yorkdale Sandstone slates.
- Windows: generally casements, often painted or stained.
- Pavements: No pavements
- Road surfaces: Asphalt throughout.
- Street furniture: lampposts – the majority are new ‘heritage style’ lampposts, painted black.
- Some stone monoliths in the public realm survive.



#### 1.4 Key buildings and structures

- Grange Hall, Skipton Road - Grade II Listed



#### 1.5 Relationship with other settlements

Kildwick Grange is located to the east of the village of Kildwick. Kildwick Grange was established at the same time as the rest of the village by Bolton Priory in the fourteenth century.

The inward-looking character of Kildwick Grange means that although it is physically close to the rest of the village there is no inter-visibility and it has its own distinct character.

## 2.0 Landscape and Open space

### 2.1 Overview

Although there is open space all around Kildwick Grange the landscape is hardly visible from within the settlement. Kildwick Grange and the houses on the southern periphery probably do have views over the Aire Valley from their upper windows to the south, but these are the exceptions.

The open space around Kildwick Grange is still important in that it maintains the legibility of the historic core of the settlement; it is still recognisably the same place as that on the OS maps from the nineteenth century.

### 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

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.

#### ***Open space south of Skipton Road***

Predominantly makes a ***strongly positive*** contribution

- The southern Conservation Area boundary runs along Skipton Road. To the south is open farmland that descends to the Aire Valley, across which there are aesthetically important views (**HD1**). A number of the houses on the southern periphery (Grange Cote, Grange Barn and Bailiffs Court) have views over the Valley. The road and the steep gradient on its south side serve as a natural boundary to Kildwick Grange.



*Open space south of Skipton Road*

***Open space on the west side of the Conservation Area:  
North of Skipton Road and west of (and including Grange  
Beck)***

To the south of this area the open space predominantly makes a **positive contribution**, to the north makes a **negligible** contribution

- Approaching the Conservation Area from the west along Skipton Road, the open space on either side of the road is important to the setting of the Conservation Area, as is its role of maintaining its physical distinction from the rest of 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 key to maintaining its character.
- Grange Beck is also a very important feature of the settlement. The water source would have been part of the reason for locating Grange Farm here. Its wooded banks, running through Kildwick Grange are an attractive feature.
- To the north-east the open space beyond the existing development is not appreciable either from within the settlement or from Skipton Road. It therefore makes **no real contribution** to the Conservation Area.

***Open space to the east of Kildwick Grange: North of Skipton Road and east of Grange Beck***

To the south predominantly makes a **positive contribution**, to the north makes a **negligible** contribution

- Just north of the Skipton Road the open space to the east of the settlement is important as it defines the eastern boundary and is perceived as part of the open space to the south of Skipton Road.
- The two large barns to the north of the road in this open space can just be seen from the road. As agricultural buildings they do not set a precedent for development in this open space are not visually read as part of the core of Kildwick Grange.
- To the east of the barns is a track leading from Skipton Road to the two barns. From here the trees that characterise Kildwick Grange can be seen.

- To the north-east of Kildwick Grange the open space cannot be seen either from within the settlement or from Skipton Road. It therefore makes **no real contribution** to the Conservation Area.



*Open space north of Skipton Road, east of Kildwick Grange*

## 3.0 Views

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

### 3.1 Highly significant fixed views (HF)

**HF1:** View northwards from the lane leading into the settlement outside Grange Farm

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

**HF2:** View westwards from 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.

### 3.2 Highly significant dynamic views (HD)

**HD1:** The views southwards from the Skipton Road.

The dramatic landscape of the Aire Valley forms the southern boundary of the Conservation Area.



HF1

## 4.0 Traffic and Movement

### 4.1 Pedestrian

There are no footpaths on the Skipton Road which is a busy main road with fast traffic. Provision of footpaths and/or cycle paths should be considered. Within Kildwick Grange there are only narrow lanes, also without footpaths though the minimal amount of traffic and slow speeds at which they have to drive make footpaths unnecessary.

### 4.2 Vehicle

The Skipton Road is wide and vehicular traffic is the priority along here. Within the settlement, there are small, tarmac lanes with no road markings. The traffic is very minimal since these are purely used for access to the houses and slow.

### 4.3 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.

## 5.0 Recommendations for further work

- Pedestrian and cycle provision on Skipton Road
- 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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