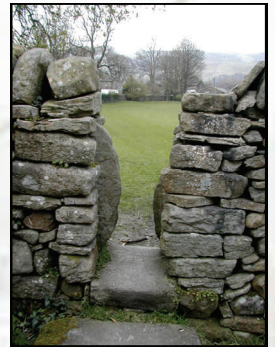


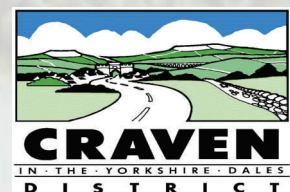
# GIGGLESWICK



## Conservation Area APPRAISAL 2008



ENGLISH HERITAGE



# GIGGLESWICK CONSERVATION AREA APPRAISAL

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## Introduction

English Heritage is supporting Craven District Council in carrying out a review of existing conservation areas as part of the LDF development plan process. Envision has been commissioned by the Council to carry out two conservation area appraisals in Settle and Giggleswick to see whether their special interest has been eroded and whether their boundaries should be revised.

The appraisals also develop proposals for management and enhancement in conjunction with local people who live and work in these villages.

This appraisal for Giggleswick Conservation Area is presented in two parts; Part One Character Appraisal, Part Two Future Management, with Appendix A describing the historical development of the village.

## Planning Policy Context

The Craven (outside the Yorkshire Dales National Park) Local Development Framework (LDF) Core Strategy is nearing the final Submission stages. The Core Strategy will include policies that support the conservation of the built environment of the district and seek to enhance its local distinctiveness.

The conservation appraisals will define the 'special character' that is to be preserved and enhanced and will include management strategies for each designated area that may be subsequently incorporated into Supplementary Planning Documents (SPDs) within the LDF.

The Appraisals are being carried out in the context of recent guidance including PPS1 Climate Change Addendum, PPS25 Flood Risk and Government objectives in respect of the creation of sustainable communities. They have been subject to public consultation, in line with the Council's Statement of Community Involvement.

Craven District Council with Envision  
July 2008



## **PART ONE: CHARACTER APPRAISAL**

### **Summary of Special Interest**

Local people describe Giggleswick as welcoming, full of history, charming and mainly unspoilt. The village is historic and peaceful and it is good to have views of the countryside and to be able to walk along the beck.

Its character comes from the colour of the stone and the houses themselves and also from the 'harshness' of the built forms, softened by the many trees which have been a major feature of the village and have contributed to the feeling of a sheltered village within the Ribble Valley. Its buildings are typical 'Dales', not pretty but interesting and functional.

Giggleswick Conservation Area is notable for the survival of many 17th and 18th century buildings, the historic pattern of lanes and streets centred on the Parish Church, its cottages and converted agricultural buildings set out in compact arrangements along narrow 'back yards', the historic school buildings on the hill and the generous open spaces around Tams Beck and the river. It does have special features such as the local blue slate 'clapper bridges' and ancient stiles called 'knee-pinch' stiles.

### **Location**

Giggleswick is located in North Yorkshire in the heart of the Yorkshire Dales, part within the National Park. It lies to the east of the A65 Leeds to Kendal road and the Settle-Carlisle railway, which offer convenient links eastwards into Leeds and Bradford and westwards to the Lancashire coast, the Lake District and north into Cumbria.

The village sits within the upper Ribble Valley in an area renowned for its limestone and glacial scenery, close to the waterfalls, caves and potholes of the famous 'Three Peaks' area.



As a predominantly residential village, Giggleswick is most famous for its Grammar School, now an independent boarding school. It also has a Parish Church, primary school, a local shop and cafe and three pubs. Residents can enjoy the facilities and services available in nearby Settle, including the historic market.

### **Landscape setting**

The core of the village sits within a wooded 'bowl' on the western slopes of the Ribble Valley. It straddles the South Craven Fault which brings outcrops of sandstone and limestone together, reflected in the built environment. The fault line also gave rise to Giggleswick Scar (Buckhaw Brow), with the curious 'Ebbing and Flowing Well' in which the water rises and falls without warning due to a natural syphon in the limestone scar, and the waterfall at Queens Rock.

Belle Hill drops steeply from the B6480 Buckhaw Brow down to the church and the Giggleswick School campus extends from the village centre up onto higher ground to the north. The historic centre of the settlement is visually enclosed by the steep fields to the west of Raines Lane, by the wooded slopes to the west of the school, by rising land within the Yorkshire Dales National Park to the north and by the built up areas of Settle along the east banks of the river.

There are few long distance views out of the conservation area other than glimpses of the Yorkshire Dales hills from Craven Bank Lane.



### **General character and plan form**



The 17th century core of the conservation area is centred on the narrow lanes and back yards at the heart of the village including Belle Hill, Bankwell Road and Church Street. This part of the village was built up at very high densities and contained the small cottages, workshops, weaving sheds, barns and stables that were needed when the settlement was reliant on local farmers, inn keepers and mill owners for employment.

By contrast, the Giggleswick School complex around Craven Bank Lane, Mill Hill Lane leading to Catteral Hall and Raines Road (Workhouse Lane) represent the more dispersed form of later development that grew up to the west and south of the Church.

The open green spaces of Harrisons Playing Fields and the paths that follow Terns Beck are integral to this more open 'character zone'. More modern residential areas are located to the south of the conservation area and round Station Road leading into Settle.



### **Character analysis**

The origins of Giggleswick and the story of its historical development are described in Appendix A. Historical detail about the ages and uses of the existing buildings supports the designation of the conservation area in the village core of Giggleswick. It is clear that many buildings are constructed on earlier sites or even built around fragments of earlier buildings. Few extensive changes have been made to the character and physical fabric of the conservation area and for the most part it retains the special qualities and distinctive features that justify its preservation.

This character analysis includes the identification of individual elements that contribute to the special character of the conservation area. Many of the buildings are 'listed' as of architectural or historical interest; many others are of local interest. Notable features are described below, illustrated as appropriate by photographs. The observations that are made and the proposed alterations to the conservation area boundary have been subject to discussion as part of the consultation process.

#### **Belle Hill:**

The 17th century cottages on Belle Hill (on the right going down) were once three larger houses, the lower one converted from a coach house. Houses on the left were once a farm house, with a forge and a barn built as stables (with planning permission for conversion to a house) on the site of the village stocks. This wide

road junction was for a time the Market Square of Giggleswick; the village stocks were located here, since moved and subsequently disappeared.

*Observation 01:* It may not be possible to recreate the sense of a 'market place' at this wide and featureless road junction because of bus and traffic movements. However, this is seen as an 'opportunity site' where some improvements to the historic street scene may be possible. If the stocks are ever 're-discovered' then they could be repositioned either on Parish land at this junction or in an earlier position by the Memorial Cross.

Bankwell Road:

At the roadside, next to the entrance gateposts to the Parish Rooms yard, is a well, an ancient source of fresh water for the village. In the gap between Well House and the present Vicarage, is a wrought iron gate and arch with Harrison Playing Fields named; William Harrison was a local boy who won a scholarship to Giggleswick School, became a wealthy business man and presented the playing fields to the village. The footpath leads down past a high stone wall into the playground refurbished as part of Giggleswick's Millenium Project.

*Observation 02:*

The well is believed to have been owned by William Banks of Bankswell in the 17th century but its present ownership and responsibility for maintenance of the well are now uncertain. It is suggested that this important structure should be listed and responsibility for its continuing maintenance should be established, to secure its future protection.

There is support for the proposal to install an interpretation panel be placed near the gate into the Harrison Playing Fields to mark their history and that of their benefactor.

On Bankwell Road, next to Rallin Brow, is the entry to a ginnel leading to the River Ribble footbridge, a memorial to the dead of Giggleswick from the two World Wars. The riverside areas were a favoured picnic spot before the footbridge was built and there are informal paths in both directions. There are remnants of the former Kendalman's Ford and stepping stones that enabled mill workers to cross to Kings Mill in Settle.

*Observation 03:*

There is an opportunity to progress landscape works and improvements to the riverside paths in association with the StaRT Team scheme that is part of the Ribble Walkway Project.

Consultation responses supported a proposal to connect the riverside areas to Kendalmans and across the playing fields to Raines Road, reputedly part of an old 'packhorse road' system leading to Kendleman's Ford. It was considered that this would have significant value in terms of improved access for all, making the most of heritage and adding to the local and visitor value of the riverside. There was also support for an interpretation panel being placed on the riverside path to mark the history of this area and the river crossings before the footbridge was erected.

*Proposed Boundary Change PBC01 (see Map):*

The river itself and its banks and the riverside green spaces are an integral part of the conservation area. It is therefore proposed to amend the boundary at this location to include the river and all the paths and informal riverside open spaces with historical associations.





*Proposed Boundary Change PCB02 (see map):*

From Kendalmans, the conservation area boundary crosses Harrison's Playing Fields and follows the path to the right along a low wall towards Tems Beck. As both open fields are significant open spaces within this part of the conservation area and as both have the same historical associations it would be logical to amend this boundary to include both playing fields.

*Raines Road:*

The footpath continues round to meet Raines Road and emerges through a narrow stone stile close to the Castleberg Hospital site.



*Proposed Boundary Change PCB03:*

The proposal to amend the conservation area boundary to follow Tems Beck to the stile at the junction with Raines Road was supported by consultation responses.

*Observation 04:*

At various points along Tems Lane there are stone bridges across the beck; the most notable of these bridges comprise a single large flagstone, a 'clapper bridge'. Blue Flag Bridge where Tems Lane meets Church Street was known to have been quarried locally at Helwith Bridge near Horton in Ribblesdale.





The row of 17th century cottages on the frontage of Church Street near Belle Hill, The Flags, are named after the large flag paving stones quarried, like the footbridges over Tems Beck, in Helwith Bridge.

'The Flags'



There is support for the suggestion that all these single stone flag structures should be listed, as they are highly visible and locally distinctive features of the conservation area, to ensure that if they become damaged they will be replaced in the same form.

Raines Road:

Turning back along Raines Road, which was previously called Workhouse Road, Raines Court on the right hand side was the Settle Union Workhouse, built in 1834 and now converted to dwellings. Part of this complex of buildings is still in use as Castleberg Hospital for elderly people and was formerly a home for people with learning difficulties. There is clearly very strong local support for Castleberg Hospital to remain operational.

*Observation 05:*

There was a general view that, if the remaining hospital buildings are ever redeveloped or converted in future, then the previous building conversions at Raines Court represent an acceptable form of development within the conservation area, but only because there is a large open space in front of Castleberg Hospital. It was felt that this land should be kept open, to prevent serious damage to the visual and heritage value of this approach into Giggleswick village.



At the side of Raines Court a 'green lane' leads up the hill to the site of the former Close House, an ancient farmstead outside the conservation area. This track (signposted Paley Green) and the adjoining open fields behind the former Workhouse are important visual elements within the setting of the conservation area.



*Proposed Boundary Change PBC04:*

There is support for the proposal that the conservation area boundary should be amended to incorporate the 'green lane' and open fields at the rear of the former Workhouse site, in order to adequately protect the open setting of this part of the conservation area.

Adjacent to the 'green lane' between Raines Court and the more modern Morrison House is a large open area of land used as a garden (photo above). On the opposite side of Raines Road, Buck Lane provides a narrow route into Tems Lane, with similar open areas of garden land on each side (photo below).

These green spaces are to some extent out of character with the built up continuous frontages along most of the village streets. They make a neutral/negligible contribution to the visual quality of the conservation area.

*Observation 06:*

The garden land next to Morrison House and on each side of Buck Lane could be seen as 'opportunity sites' that may be appropriate for future development, provided that this would achieve environmental benefits for the whole community.



At Morrison House, the form and massing of any new development should be strictly controlled to reflect the high density groupings of older buildings on the neighbouring workhouse site. At Buck Lane, the form of development should reflect the scale and massing of existing development around Tems Street and that proposed on the future housing site at Raines Road to the south.

*Observation 07:*

Turning out of Raines Road into Craven Bank Lane, the Giggleswick School car park at the corner offers an opportunity to provide significant landscape and environmental improvements on this highly prominent open site.





The School agrees there may be merit in improving the appearance of the car park, subject to financial and highway considerations.

Giggleswick School:

Craven Bank Lane was once the route of the first Turnpike Road to Settle. It leads steeply uphill towards Giggleswick School Chapel on the hill. This Gothic building, opened in 1901, with its unusual copper dome and colourful external materials, dominates the whole village. It stands high on a rocky outcrop and is visible as a prominent landmark for miles around.

There is some support for the suggestion that the conservation area boundary should be amended to encompass the Chapel and its setting. However, the building is some distance from the conservation area boundary, within open countryside. It would need a substantial boundary change in order to accommodate just one building which is otherwise afforded adequate protection as a Listed Building. Therefore it is not proposed to amend the conservation area boundary at this location.

The many imposing buildings and attractive open green spaces of Giggleswick School date from the 18th and 19th centuries, when the school moved up to its present site from the original 15th century building close to the north side of the church. They are fine examples of historic and modern education buildings. Together with the steep wooded hillside to the rear, which is within the Forest of Bowland AONB, they provide an attractive setting for the conservation area and a strong sense of enclosure for the village when seen from the church and from the National Park to the east.

Before the school moved to its present location, the original corn mill for the manor stood on Mill Hill Lane close to Catteral Hall; this was converted into a small cotton mill at the end of the 18th century. The tumbling beck and waterfall in the grounds of the Hall are all that survive.

## Catterall Hall, Giggleswick School



### *Proposed Boundary Change PBC05:*

As Catterall Hall and Tems Beck are both significant features in the past history and present landscape setting of the village it is suggested that they should both be included within the conservation area.

### Church Street:

Tems Beck continues to run down Church Street to Tems Street, with a series of bridges providing pedestrian and vehicle crossing points. This stream is one of the most distinctive and attractive features in the village street-scene.



One of the more interesting buildings on Church Street, opposite the Primary School, is the Hearse House, which housed the horse-drawn parish hearse.



The Hearse House belongs to the Diocese of Bradford, the land surrounding it is owned by Giggleswick School, the small buildings on it appear to be little used and are described in one consultation response as an 'eyesore'. The Glebe Field to the rear, with a public footpath recently laid out by the Parish Council to connect Church Street to the Harrison Playing Fields, is considered to be unsuitable for housing or car parking as access from Church Street is not acceptable to the Highway Authority as visibility to the east is sub-standard.

*Observation 08:*

The developed area of land adjoining Hearse House is seen as an 'opportunity site' on which a well designed development for housing could achieve regeneration objectives by removing an acknowledged eyesore in a prominent location on the main street. The form and massing of any new built development should be strictly controlled to reflect the compact groupings of older buildings around Church Street and to enhance the setting of Hearse House and the Glebe Field.

**Church Street:**

St Alkelda's Church stands in the heart of the village, surrounded by substantial stone walls; there is evidence that there has been a church on the site since Saxon times. The original Grammar School was built in 1512 to the rear of the church, on land that is now partially occupied by buildings associated with the adjoining Independent School playing fields.





The footpath alongside the wall surrounding the church, leading to the most recent section of the graveyard, has several interesting features such as stone posts and stiles.



*Observation 09:*

The former Grammar School land at the rear of the church presents an 'opportunity site' in terms of the potential to redesign and landscape this area to reflect the

significant historical associations of the original Grammar School site with the church and the village, and to enhance the setting of St. Alkelda's Church.

#### Church Street:

Between the church and the Primary School (former National School) a tight group of terraced cottages may have been built into the backs of each other in the 17th century; one has an external corbelled chimney and rounded end wall. On the east side of the church, a narrow lane leads to the Black Horse Hotel set back from Church Street, with other converted buildings to the rear. Further up Church Street is Back Fold, a cluster of similar terraced cottages that once included a joiner's workshop.

Across the road from the church is a tightly grouped cluster of cottages around Monks Fold. These are said to have replaced hand loom weaving sheds, which themselves had replaced older wooden houses on this site. A second double row of 'back yard' cottages at Claphams Yard includes the former Post Office on Church Street and dates from the 17th century.

These properties have survived almost intact in groups and rows that make a significant contribution to the townscape character of Church Street. It is reassuring to note that the layout and design of many recent developments within the village core has successfully reflected these traditional 'back yard' arrangements of buildings.

### Heritage Assets

There are remnants of older buildings and structures that contribute to the visual quality and heritage value of the conservation area.

#### Belle Hill



#### Church Street/ Hearse House



Traditional building materials are stone slate roofs, stone building materials and boundary walls (red brick is uncharacteristic), cobbled and stone flag paving materials.

#### Tems Side / Harrisons Playing Fields





Some of the interesting features that are characteristic of the historic centre and worthy of retention in situ include date-stones (may have been moved), mullion windows, remnant walls of earlier buildings (occasionally with window openings), gate posts, knee stiles, posts and horse troughs.

Belle Hill



## **PART TWO: MANAGEMENT STRATEGY**

Part 2, the Management Strategy, addresses the issues which have been identified in Giggleswick Conservation Area, to provide a series of recommendations for improvement and change, including proposed amendments to the existing conservation area boundaries.

English Heritage guidance requires Craven District Council to establish a list of priority actions and to consider available sources of additional funding and resources; the management strategy should be subject to monitoring and review on a five yearly basis.

### **Capacity for Change**

In past years the character of Giggleswick conservation area has changed very little. Few extensive changes have been made to the character and physical fabric of the conservation area and for the most part it maintains the special qualities and distinctive features that justify its preservation.

*(numbers below refer to Part One text)*

**‘Negative’ areas** that have been identified as vacant and/or damaged by development include:

- Loss of the former ‘market place’ at the junction of Belle Hill with Bankwell Road;
- Loss of visual relationship between the original Grammar School site and St Alkelda’s Church;
- Unsightly development adjoining Hearse House and the Glebe Field;
- Derelict garage site on Raines Road (with planning permission for housing development);
- Loss of garden areas and mature trees throughout the conservation area;

**‘Neutral’ areas** with potential for enhancement are identified in the text as ‘opportunity sites’. These include:

01. Improvements to the historic street scene at Belle Hill; possible rediscovery and reinstatement of ‘village stocks’;

02. Listing and future maintenance of the Well at Bankwell Road and interpretation panel at gate into Harrison’s Playing Fields;

03. Landscape works and improvements to the riverside paths in association with the StaRT Team scheme that is part of the Ribble Walkway Project; interpretation panel;

04. Listing of all stone flag structures including paving and ‘clapper’ bridges and their replacement as original if any become damaged;

07. Landscape and environmental improvements of the school car park at the corner of Craven Bank Lane;

### **Pressures for change**

Because of the growth of the Leeds City Region, there is strong pressure for new development throughout Craven District. Giggleswick is a very desirable place in which to live and property prices reflect this, so it is perhaps not surprising that generally the conservation area is well maintained and new buildings and extensions are well designed. However, the maintenance and repair of historic buildings using traditional materials and techniques and employing skilled craftsmen can be costly, and conservation area owners and occupiers suggest there is little advice available to inform their decisions.

Climate change is a Government priority in all areas, including conservation areas. In parallel with rising costs of fuel and energy, the Government is promoting sustainable forms of construction incorporating energy conservation, building insulation and domestic micro-generation of heat and power. Many home-owners are beginning to improve the energy efficiency of their homes. However, such measures may include installation of double glazed windows, photo-voltaic and solar roof panels and even domestic wind turbines, which may not be compatible with the traditional character of older buildings.

### **Recommendations for Improvement and Change**

This Management Strategy is intended to provide the Council with a means of managing change in the long term. It addresses the positive and negative features

and issues which have been identified in Part One of the Character Appraisal, taking into account the responses to the public consultation events in May and June 2008.

### **Community Involvement**

The character appraisal in draft form was circulated for comments to interested individuals, organisations and community representatives and an exhibition and workshop event was held at the Parish Rooms in Giggleswick. Consultees were invited to respond to specific queries in the draft report and also to express their views about any other issues they believe are relevant to the future management of the conservation area.

In Giggleswick, the predominant issue was seen to be the loss of trees through the development of gardens, and what was seen as a 'lack of appreciation by the planning authority of the important role of trees and gardens'.

Climate change is not yet perceived to be a major influence. Respondants suggested a cautious approach and agreed that it will be challenging to achieve energy efficiency in older buildings without loss of historic character. However, they considered that measures such as internal modifications, improved insulation and compatible alterations such as solar panels on concealed elevations need not impact on the character of the conservation area, provided they are reversible. It was suggested that such measures should be encouraged, provided they are not detrimental to buildings of historical / architectural significance.

It was considered that designation of the Giggleswick conservation area had not necessarily involved more sympathetic new development and there was a feeling about a lack of consistency and enforcement. The use of pre-application discussions was also considered to potentially disadvantage the Parish Council from making a positive contribution.

New development was generally seen as unsympathetic, in part because it was too large and resulted in tree and garden loss and was not affordable housing for locals. There was resistance to any new development sites although a possible site for affordable housing south of Riverdale was mentioned by one resident. The need for a new village focus was expressed and the Parish Council is keen to build on a scheme it has progressed for land on the corner of Church Street and Tems Street.

In the workshop session, there was little interest in boundary changes. However, a number of areas of important open space were identified that contribute to the life of the village as well as its character and could imply the need for boundary changes.

### **Protection of Heritage Assets**

Giggleswick Conservation Area contains many listed buildings that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. These buildings are protected by law and consent is required from Craven District Council before any works of alteration, extension or demolition can be carried out.

In addition to listed buildings, the conservation area contains other unlisted buildings that make a positive contribution to the character or appearance of the conservation area. These 'positive buildings' make a significant contribution to the historic character of the conservation areas and may be worthy of 'local listing' to identify and help protect them.

There are also remnants of older buildings and structures that contribute to the visual quality and heritage value of the conservation area. These are deserving of



retention and protection where they are found and care should be taken to secure their future survival wherever new development is proposed.

Traditional building materials are stone slate roofs, stone building materials and boundary walls (red brick is uncharacteristic), cobbled and stone flag paving materials. Some of the interesting features that are characteristic of the historic village of Giggleswick and worthy of retention in situ include date-stones (may have been moved), mullion windows, remnant walls of earlier buildings (occasionally with window openings), gate posts, knee stiles, posts and horse troughs.

A number of unlisted buildings and structures such as the blue flag 'clapper bridges' may be eligible for statutory listing; other existing listed buildings may have been so altered that they no longer warrant their listing 'grade'. It is recommended that the Council should employ a specialist historic buildings adviser to review the schedule of listed buildings and to make recommendations as to buildings and structures that should be deleted or added to the statutory lists.

**Recommendations:**

*Craven District Council should undertake a review of the schedule of listed buildings and prominent unlisted buildings and structures in Giggleswick conservation area and, if appropriate, approach the Department of Culture, Media and Sport to ascertain whether additional listing and/or amendments to the statutory list would be appropriate;*

*Craven District Council should resist applications to demolish listed and unlisted buildings in the conservation area and should ensure that any alterations or extensions to existing historic buildings are very carefully designed and detailed to preserve their heritage value.*

**Protection of the landscape and trees**

The mature trees and open green spaces within Giggleswick village make a significant contribution to the visual quality and biodiversity value of the conservation area and its setting. However, concerns were expressed in consultation responses about the significant loss of existing trees and the unsympathetic development of large gardens within the conservation area in recent years. Existing mature trees are in some cases reaching the end of their lifespan.

Trees in conservation areas are protected by law to the same degree as those subject to Tree Preservation Orders and in Giggleswick the retention of existing mature trees, and the planting of new trees wherever possible, are considered to be essential measures in order to 'soften' the densely developed appearance of the village centre.

Local people feel that the Council should recognise the high value placed by residents on trees in the conservation area. It is therefore recommended that the Council should seek specialist advice in order to establish a 'Tree Management Strategy' for Giggleswick and take active measures to protect all existing trees within and around the boundaries of the conservation area. This would involve the identification and survey of all mature trees within and around the conservation area (privately as well as publicly owned) and would ensure that priorities are agreed. This could be carried out by the local community provided guidance is available from the Council's Tree Officer or arboricultural consultant.

**Recommendations:**

*Craven Council should use its statutory powers where appropriate to control planning contraventions in terms of trees in conservation areas and monitor change*

*in the conservation area to ensure that existing trees are both preserved and well maintained;*

*As a starting point the Council is recommended to undertake a 'Tree Audit' and survey of the visual quality, age and condition of all mature trees within the conservation area;*

*All good quality mature trees should be given legal protection by the designation of Tree Preservation Orders as necessary;*

*The Council should insist on new/replacement tree planting as a condition of planning permission for all new developments within and around the boundaries of the conservation area.*

### **The quality of new development**

There is pressure for new development throughout Craven District, including in Giggleswick. In the conservation area, all new development will be required to comply with 'saved' Local Plan policies, national guidance, and policies in the emerging Local Development Framework (LDF). However, consultation responses suggest residents are frustrated by the lack of available information and advice about traditional repairs for heritage buildings and the use of craft skills for new developments and alterations.

Without reliable advice and information there is a tendency for owners to replace traditional timber windows and doors with plastic alternatives that make no reference to the local vernacular in terms of design and detailing. Cumulative changes such as these will gradually erode the character and fabric of the conservation area unless the Council takes active steps to encourage property owners to use traditional materials and repair techniques.

The Council could make use of 'Article 4 Directions'. These legal restrictions can be used as appropriate to ensure that changes such as alterations to chimneys, roof-lights, boundary treatments, porches, window and door replacements, which are normally considered to be 'Permitted Development', will require planning permission. General guidance could also be made available in the form of Conservation Guidance Notes and by keeping a Craft Skills Register.

Specialist conservation advice is needed to inform the development control and planning policy functions of the Council. New development in conservation areas should be expected to meet stringent requirements for appropriate high quality design in terms of both built form and landscape setting.

All planning applications must now be accompanied by a Design and Access Statement that provides an urban design analysis of the site and its surroundings and information on the history of the site. It must explain the design principles adopted for the development and address the constraints that apply, including the potential impacts on the settings of adjoining buildings and the character of the conservation area. All proposals in the conservation area are required to preserve and enhance, and cause no harm to, the special character and appearance of Giggleswick Village.

### **Design Guidelines for New Development**

Consultation responses support the view that the Council should consider the need for a specialist conservation adviser to support their statutory functions in respect of conservation areas management. They are also advised to prepare detailed design guidance for Giggleswick Conservation Area, for adoption as a Supplementary Planning Document as part of the emerging LDF.

It may be appropriate for the Council to include a policy in the Local Development Framework Core Strategy or Site Allocations DPD that advises: 'In assessing planning applications within all Conservation Areas, Craven District Council will pay particular attention to the following:

**Layout and Siting -**

- New developments should be laid out to respect historic street patterns and plot forms;
- Buildings should be positioned where they will respect the arrangements of neighbouring buildings;
- New developments should not encroach into the settings of existing buildings;
- Views of landmark buildings should always be safeguarded, particularly those towards the Giggleswick School Chapel;
- The siting of new buildings should maintain the line of the historic street frontages;
- Where historic land divisions survive these should be maintained;
- New developments should protect existing trees, hedges and other established boundaries;
- New planting on boundaries and/or replacement trees should be of native species appropriate to the locality;

**Design of Buildings and Extensions –**

- Building design should reflect the immediate neighbours in terms of height, massing, scale and fenestration (some windows in Giggleswick have a vertical emphasis, others a horizontal emphasis);
- Building design should complement and enhance the character of the neighbouring buildings;
- Choice of materials and architectural details should be carefully related to the locally distinctive features of surrounding buildings;
- New development should use materials which are traditional to the conservation area and of high quality (the use of UPVC, concrete roof tiles or other non-traditional materials is not considered appropriate);
- High quality modern architecture that is well integrated with traditional buildings will be encouraged;

**Recommendations:**

*Craven District Council should provide information and advice for landowners and occupiers of buildings in conservation areas by producing Conservation Guidance Notes and by keeping a Craft Skills Register;*

*The Council should consider the need for a specialist conservation adviser to support the statutory development control function in terms of enforcement action, the adoption of SPD policy guidelines for new development and the determination of applications for planning permission and listed building consent in conservation areas;*

*The Council should use its statutory powers where appropriate to control planning contraventions and should monitor change in the conservation area to ensure that the area is both preserved and enhanced.*

**Proposed Boundary Changes** identified in the text and Map:

The surveys of the conservation areas and their landscape settings led to the proposals in the draft appraisal report that a number of extensions and deletions should be made to existing boundaries. These were designated in 1970 and may no longer encompass only those areas which are of 'special architectural and historic interest'. The draft report also considers the adjoining areas which provide



the setting of the conservation area, as recommended by English Heritage in the published guidance on the Management of Conservation Areas.

The density of development is generally high in the village centre and in Giggleswick the remaining mature trees are particularly valuable to 'soften' the hard landscape. The generous open spaces that survive (Harrison Playing Fields and private gardens along Tams Beck) make an important contribution to the visual quality and biodiversity value of the area. On the fringes of the village core, the green spaces at Giggleswick School and along the River Ribble also make a significant contribution to the character of the village.

Several extensions and deletions are proposed to the conservation area boundaries, described above in Part One. These are generally supported by consultation responses.

PBC01 Incorporate River Ribble and its banks, the riverside green spaces and paths from Bankwell Road and Kendalmans;

PCB02 Incorporate the southern Harrison's Playing Field adjoining Raines Road;

PCB03 Incorporate land between Tams Beck and Raines Road at the southern end including derelict site and the stile at the junction;

PBC04 Incorporate the 'green lane' and open fields at the rear of the former Workhouse site at Raines Road;

PBC05 Incorporate Catteral Hall and Tams Beck within Giggleswick Independent School site;

**Recommendation:**

*Craven District Council should formally progress amendments to the Giggleswick Conservation Area boundary, as illustrated on the Map, in order to effectively protect all those areas of land in Giggleswick village that are considered to be of 'special architectural and historic interest'.*

**Development opportunities:**

Several open areas of land within the conservation area have been identified as having a neutral or negative impact on the character of the conservation area. These sites may be appropriate for future development, provided this offers additional environmental and/or visual benefits for the whole community. The following 'opportunity sites' are generally supported in consultation responses.

05. There is clearly very strong local support for Castleberg Hospital to remain operational. However, if any of the buildings at Castleberg Hospital are ever redeveloped or converted in future, then the land in front of the main building should be kept open to prevent serious damage to the visual and heritage value of this approach into Giggleswick village.

06. Garden land next to Morrison House and on each side of Buck Lane may be appropriate for future development, provided that this would achieve environmental and visual benefits for the whole community.

08. Development on previously developed land adjoining Hearse House could achieve regeneration objectives by removing an acknowledged eyesore and enhancing the setting of Hearse House and the Glebe Field.

09. Landscape works on the original Grammar School land at the rear of the church could reflect the significant historical associations of the original Grammar School site with the church and the village, and to enhance the setting of St. Alkelda's Church. Because of funding constraints, built development of an exceptionally high quality may be the only means of delivering wider environmental benefits.

### **Summary of Management Issues**

Despite its unchanging appearance, Giggleswick is a dynamic evolving village, subject to pressures for change. To maintain the local distinctiveness identified in this appraisal, it is important to develop a management plan for the conservation area.

The main issues that are addressed in this management strategy, identified during the consultation process, are as follows:

- Regrettable loss of garden areas and mature trees throughout the conservation area;
- Recent new development is generally seen as unsympathetic, in part because buildings are too large and have resulted in tree and garden loss; also because it does not provide affordable housing for local people;
- Maintenance and repair of historic buildings using traditional materials and techniques and employing skilled craftsmen; owners and occupiers suggest there is little advice available to inform their decisions;
- Existing areas of important open space were identified that contribute to the life of the village as well as its character and should be safeguarded by means of Conservation Area boundary changes;
- A number of important heritage features such as the blue flag 'clapper bridges' should be put forward for statutory listing;
- Specialist conservation advice is needed to inform the development control and planning policy functions of the Council.

### **MONITORING AND REVIEW**

As recommended by English Heritage, this conservation area appraisal document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the District Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

**Craven District Council  
Department of Cultural Services  
with Envision  
July 2008**



## Appendices and Acknowledgements

### Map

Map of Giggleswick Conservation Area Boundary, Proposed Boundary Changes and 'opportunity sites'

*N.B. Numbered sites on map refer to Part One text*

### Appendix A

Origins and historical development and archaeology

### Appendix B

Historical Map of Giggleswick Town 1848

*Map provided by Hudson History, Settle*

### Acknowledgements:

This document has followed the framework for Conservation Area Appraisals and Management Proposals, as described in the English Heritage / PAS guidance:

*Guidance on conservation area appraisals (Feb 2006);*

*Guidance on the management of conservation areas (Feb 2006).*

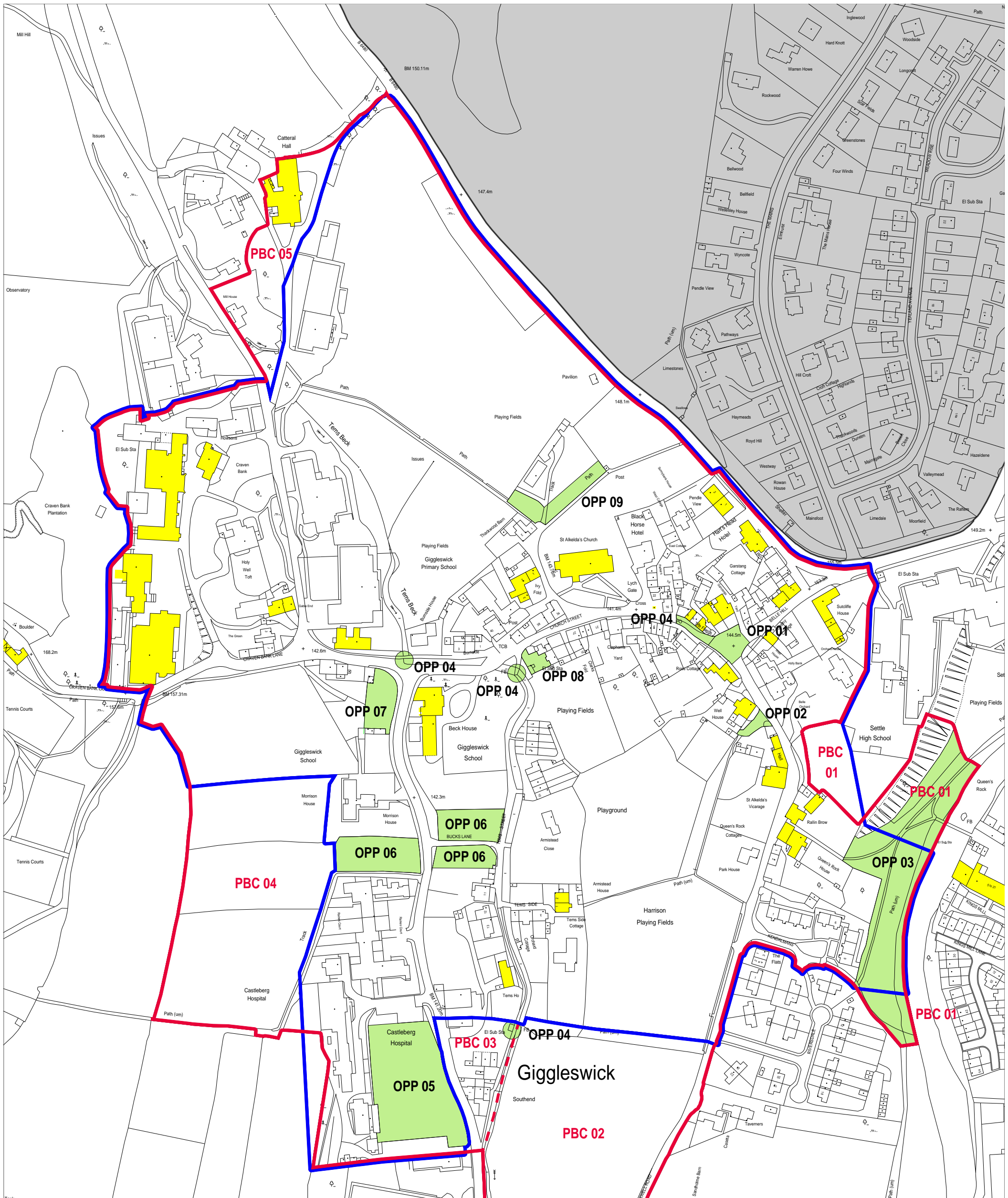
Hudson History, Kirkgate, Settle are acknowledged as the source of most of the historic information. The most notable buildings in the conservation area, in terms of architectural history, are described in Rita and Phil Hudson's booklet 'Take a closer look at Giggleswick' (Hudson History, Settle, Jan 2004).

Giggleswick School - [www.giggleswickschool.co.uk](http://www.giggleswickschool.co.uk) )

Settle Town Council and Settle District Chamber of Trade

[www.settle.co.uk](http://www.settle.co.uk); [www.settle.org.uk](http://www.settle.org.uk);) )

A Catalogue of Listed Buildings in Giggleswick is available on request from the Department of Cultural Services, Craven District Council, Town Hall, Skipton.



## LEGEND

-  Existing Conservation Area Boundary  
 Proposed Conservation Area Boundary  
 Opportunity Sites  
 Listed Buildings  
 Yorkshire Dales National Park

# GIGGLESWICK

## Conservation Area Appraisal

SCALE: 1:2500

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## **APPENDIX A**

### **Origins and historical development and archaeology**

The first settlers in the Yorkshire Dales were probably prehistoric hunter-gatherer people. The Brigantes, a British north-western Celtic tribe, occupied much of the Dales centuries before the arrival of the Romans and sometime after. Many Celtic names disappeared with the arrival of the Anglo-Saxons in the 7th and 8th centuries.

The name of Settle is thought to be Anglian 7th century meaning a settlement, the Angles arrived in the area from the west around this time. The main feature of Anglo-Saxon settlement was the development of small villages and hamlets which grew up from a 'tun' or 'ton' meaning farmstead. In the early 10th century the Norse-Irish moved into the area, also from the west, descendants of the earlier Scandinavian (Viking) invasions of Ireland. Their influence was so great that many Old English names took an Old Norse sound; Giggleswick was named Ghigelsvvic, meaning 'the village with a church' or 'Gikel's dairy farm' in Old English or 'the farm of Ghigel' a Saxon chieftain, in Old Norse.

In the Domesday Survey of 1086 it is reported that Fech of Ghigelswick had 4 carucates of land for tax purposes. Much of the area was described as 'Waste' and there was no mention of a church. However, Yorkshire Tourist Board web-site ([www.yorkshirechurches.com](http://www.yorkshirechurches.com)) reports that the Giggleswick Parish Church of St Alkelda is 'essentially a 15th century church on a Saxon site, incorporating elements of two earlier churches'.

The Parish of Giggleswick was an area of some 30 square miles including the townships of Langcliffe, Stainforth and Rathmell, as well as Settle and Giggleswick. The Parish started out as part of Roger of Poitou's Honour of Lancaster, although there were often boundary disputes between the abbeys that farmed the land. In the 13th century the Pudsey family acquired the patronage of Giggleswick Church and presented the income from it to the Benedictine Monks of Finchdale Abbey in Durham. The Prior and Convent of Finchdale were placed in charge of the Parish in 1232.

In 1255, Giggleswick Parish came into the Percy Fee of Yorkshire, attached to their Manor based on Cleatop. The area remained associated with this family for over four centuries and much of the land around Giggleswick was given to the monasteries and abbeys of Fountains, Furness and Sawley. The abbeys built substantial sheep houses, walls, dykes and buildings, remnants of which can still be seen.

In 1379 Richard II levied a tax to help pay for the war with France; at this time Giggleswick people were wealthier than inhabitants of Settle, paying only slightly less than tax payers in Bradford. Later feuding between the Percy family and the Nevilles from Skipton during the War of the Roses led to Edward IV taking revenge by destroying parts of Giggleswick Church.

Until a church was built in Settle in 1838, that town was part of the ancient Parish of Giggleswick; the main route through the medieval settlement was aligned in an east-westerly direction from what is now Kirkgate to the ancient parish church of St Alkelda at Giggleswick. The first mention of a bridge over the River Ribble to Settle is 1498 and this was certainly constructed of stone. At this time there would have been very little wheeled traffic as roads were practically non-existent. The majority of goods coming into the area would be carried by pack horses over the numerous tracks and hollow-ways.



In earliest times the majority, if not all, the houses would have been built of wood and thatch. This meant that they were prone to being burnt down, which explains why there are no remains of very early (pre-17th century) houses in Giggleswick. There were early stone buildings in the area, such as granges, barns and sheep houses, built by and for the monasteries. It is therefore possible that the present buildings in the village are built on much earlier sites or even built around fragments of earlier buildings.

There is a suggestion that a school was in existence in the village of Giggleswick even before the present school was founded. Giggleswick Church had had two family Chantries, with a third being founded in 1499 by the priest James Carr. In 1507, 'the Prior and Convent of Durham, in which was vested land belonging to the ancient church of St Alkelda, granted to James Carr, Chantry Priest, the lease of half an acre on condition he should enclose it and build at his expense "one grammar scole" [sic] for local boys.

By 1512 "one scole" had been built: "low, small, irregular, consisting of two stages", located close to the north side of the Church. Successive Chantry Priests, having received licences to teach, continued Carr's work until Edward VI (son of Henry VIII and Jane Seymour) dissolved all Chantries. The School however continued, owing to the petition of a former chaplain to the King, John Nowell, and others.

With the Dissolution of the Monasteries came an uprising in the North; in 1535 Thomas Cromwell was advised that there was unrest and rioting around Giggleswick. The crown sold the estates of Sawley Abbey to speculators or local tenants to help pay for costly wars in Europe. The Cliffords of Skipton succeeded as Lords of the Manor and Edward VI granted a Royal Charter to the School on May 26 1553. Valuable lands were endowed. The School received its title "The Free Grammar School of King Edward VI of Giggleswick".



In the mid-17th century George Fox founded the Society of Friends and in December 1659 a Quaker, Samuel Watson, interrupted the service in Giggleswick Church; his house was licensed as a house of worship for the Quakers after the Toleration Act of 1689. In the 17th century Giggleswick prospered and expanded, with larger houses being built or rebuilt in stone. The roads started to improve and travels within Craven and to the Lake District became more fashionable. During this period some of the present houses in Giggleswick were built or re-fronted,

some with date-stones proudly showing the owners' initials, several with fine patterned carving.

When Settle was made the centre for the Poor Law Union, the Union Workhouse building was constructed in 1834 to house the poor in Giggleswick (subsequently Castleberg Hospital). The North Western Railway was built in 1847 with a station in Giggleswick; by 1849 Station Road had been made to connect Giggleswick to Settle over Penny Bridge.



Other grand houses were built in the late 18th and early 19th centuries, most of which survive within the conservation area. Towards the end of the 19th century new roads and new housing developments were built on the outskirts of the village. Many of the older barns and workshops within the village have been converted to housing; others have been altered and adapted over time.



It was not until 1867 that Giggleswick School moved up the hill to its present site at the end of the 19th century a governor and local benefactor, Walter Morrison,

expressed his wish to have a new Chapel built for the School to commemorate the Diamond Jubilee of Queen Victoria. Work started in 1897 and the building was opened in 1901.



## GIGGLESWICK TOWN 1848