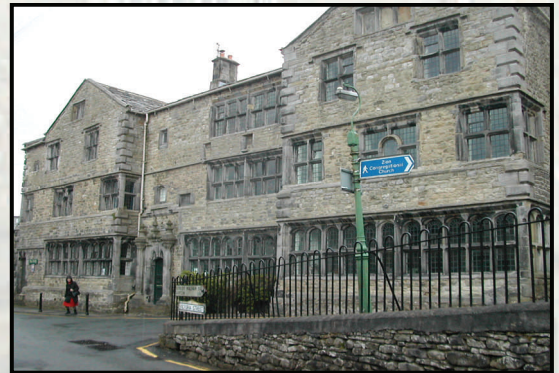


SETTLE



Conservation Area APPRAISAL 2008



ENGLISH HERITAGE



SETTLE 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 Settle Conservation Area is presented in two parts; Part One Character Appraisal, Part Two Future Management, with Appendix A describing the historical development of the town.

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 define the 'special character' that is to be preserved and enhanced and 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

The appraisal aims to provide a 'vivid succinct portrait' of Settle as it is today, recognising that the town is a dynamic evolving place. We have recorded its historical development (Appendix A) and in Part One we identify the key characteristics that make up Settle's local distinctiveness.

Settle Conservation Area is notable for the survival of its many 17th and 18th century buildings including stone cottages and fine houses around steep lanes and narrow 'ginnels', its features dating from the early industrial and commercial origins of the market town and its impressive views out of the highest lanes across the compact core of the settlement and the surrounding landscape. The sinuous route of the 17th century Turnpike road helped to shape Settle and the historic street pattern, centred on the Market Place, still survives and the unbroken street frontages are an essential element of Settle's historic character.

Settle is a thriving historic market town surrounded by the dramatic limestone crags of the Yorkshire Dales, bounded on the east by steep fells and walled fields, on the west by the Settle-Carlisle railway line and station and on the south side by open sports fields and wooded slopes.

Location and Setting

Settle 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 links eastwards into Leeds and Bradford and westwards into the Lake District and north into Cumbria.

Built up on the east banks of the River Ribble, Settle has become a busy market town and tourist centre. The historic outdoor market is held every Tuesday, drawing in local people and visitors from towns and villages throughout Craven. The town has retained many of its old buildings and its intimate atmosphere, with a wide range of small, independent shops and tearooms around the market place to attract visitors. It has become renowned around the world as the starting point of the scenic Settle-Carlisle Railway.

Landscape setting

The town sits within the Upper Ribble Valley in an area noted for its limestone and glacial scenery, close to the waterfalls, caves and potholes of the famous 'Three Peaks' area. It was established to the east bank of the River Ribble, sheltered under the massive Castleberg limestone crag. More modern developments have spread out westwards towards the river itself and southwards across the open agricultural landscape. The historic centre is visually enclosed by the imposing viaducts and embankments of the Settle-Carlisle railway, by the limestone escarpments of the National Park and by the woods of Castleberg Plantation.

There are few long distance views out of the heart of the conservation area other than glimpses of the imposing Giggleswick School Chapel across the river and infrequent views of the flag placed on Castleberg Crag. However, there is an impressive view from Greenfoot car park up towards Upper Settle and from Castleberg Lane there are interesting views down across the roof-tops of the town centre. Parts of Upper Settle have spectacular views out across the historic Dales landscapes to the south.

General character and plan form

For the purposes of the Settle character appraisal, three 'character areas' have been identified where former land uses have influenced plan form and historic character (see Map).

The first 'character area', the compact 17th century core of the conservation area, is centred on the Market Square around the Town Hall and the Shambles and is surrounded by the narrow lanes and back yards off Kirkgate, Duke Street and Constitution Hill. This 'character area' includes the irregular terraces of small properties built out of the market place along Victoria Street and Castleberg Lane into Upper Settle.



The historic centre of Settle has kept much of its intimate historic character, deriving from the 17th century layout of the Market Place and route of the Turnpike road and the early development of buildings around the market, including burgage plots and farms. It retains the character of the small 'workshop' economy, including the tannery in Upper Settle and remnants of the many older houses built for landowners, farmers and merchants and terraces of workers' cottages. Despite the steep hills, these earliest sections of Settle were built up at very high densities.

The second 'character area' is located between the core areas of Kirkgate, Market Place and Constitution Hill and the Parish Church to the north, including the modern developments around Townhead. The character of this part of the town derives from the remaining 18th century developments, including larger merchants' houses, farm buildings and cottages within rear yards and more spacious gardens with mature trees. It includes 20th century conversions of workshops and outbuildings, the replacement of large houses and the development of yards and gardens for car parking.



The third 'character area' includes the more spacious development areas in a broad swathe around the central core from the rugby club and sports fields next to Greenfoot car park towards the railway station and the Ashfield car park. It includes 19th century shops, workshops and warehouses, hotels and facilities for visitors brought into the town by both carriages and the later railway, schools and places of worship needed for the growing population. This zone provides the only large green open spaces and recreation facilities in the town centre.



Approximate boundaries of Character Areas are indicated on the Map.

Character analysis

Historical detail about the ages and uses of the existing buildings supports the designation of the conservation area in the town centre of Settle. 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.

Many of the most significant buildings in the conservation area are protected as Listed Buildings; others are of sufficient merit to be considered for 'local listing'. There are 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.

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.

Analysis 1.

Character Area - Market Place and Upper Settle

The compact 17th century core of the conservation area is centred on the Market Place and two imposing Listed Buildings, the Town Hall and the Shambles, and is surrounded by the narrow lanes and back yards off Kirkgate, Duke Street and Constitution Hill. This 'character area' includes the irregular terraces of small cottages and workshops built along the hillside on Victoria Street and Castleberg Lane into Upper Settle.

The Market Place at Church Street contains the Fountain and drinking troughs, moved to the present site around 1870 to replace the dilapidated Market Cross where market charters were proclaimed each year. The Town Hall was built in 1832 to replace the Toll-booth, which had shops on the lower floor and living quarters for several families above. The new Town Hall contained a market-house, newsroom, public library and savings bank as well as a public lecture room.



The Shambles was originally an open market hall with barrel vaulted cellars, built around 1675. It was enclosed later that century and the arches added. There were workshops and a slaughterhouse in the basement, shops on the ground floor and single storey dwellings above. In 1898 the 17th century dwellings were rebuilt and a storey added by the Settle Market Buildings Company.

The Council proposes to renovate the Town Hall; the consultation exercise asked whether people felt it would be appropriate to alter the entrance and to reinstate

the original doorway at the 'front' of the building facing Duke Street, including a fully inclusive disabled access.

During the consultation period there were mixed views about this proposal. Two responses suggested that the original plans of the Town Hall show the entrance where it is at present. One explained that the date stone above the present main door appears in this position on the original plans and would not have been placed elsewhere than at the original entrance. It is felt that an entrance in the proposed position will waste space and increase the distance between the disabled access lift at the proposed new entrance and the existing internal lift. One response queried whether consideration could be given to having the main entrance facing onto the Market Place instead.

Consultees were asked whether the land within the setting of the listed building, (see also photograph in Introduction) should be pedestrianised, prohibiting parking other than a limited number of car spaces for disabled people needing to visit the offices within the building. The majority view is that it is pedestrianised enough near the Town Hall at present and that no buildings or permanent structures are allowed on the Market Place. One suggestion was that parking 'does need structure and thought and would be easier if a one way system was in operation and disc parking.' There was some agreement that more disabled spaces are needed.

There were various suggestions for community uses that could be accommodated within the restored Town Hall, including Council offices and the Library with a medium sized lecture room, and shops on the ground floor, though one response said no shops, as in the past two shops there were forced to close. More interesting proposals were for a combined heat and power installation to supply homes and businesses around the market place with renewable energy or accommodation for community uses, which would support the RMT initial business plan. This response suggested the need to investigate the potential for a 'One Stop Shop' and business development centre linked to it.

The consultation draft suggested that views of the Shambles are affected by the disorganised and cluttered parking of cars around the Market Place and asked whether the land within the setting of the listed building should be pedestrianised, prohibiting parking other than a limited number of car spaces for disabled people needing to visit the premises within the building?

Views ranged from the very negative 'leave well alone' to the slightly more positive 'not in favour of pedestrianising the Market Place, but the issue of car parking needs to be dealt with as part of an integrated car parking scheme for the whole town.'

Settle relies very heavily on its ability to attract visitors who will support and sustain its local shops and tea rooms, but does not offer them a pedestrian friendly environment. Parked cars dominate the Market Place and the neighbouring streets around the Town Hall and make it difficult to walk safely and comfortably between the many places of interest in the conservation area. Tourists who come to see the charming historic centre of Settle get an impression of cars taking over every available space, around both listed buildings.



From a conservation viewpoint, the 'traditional' uses of the market place as a trading place, a meeting place, a place to find out local news and information or just to sit and watch the world go by appear to be strongly discouraged, except on market days, by the overwhelming priority given to motor vehicles. We have doubts that anyone would choose to visit Settle a second time if they have once tried to walk around the Market Place with a baby buggy and/or small children and/or less mobile friends or family and failed to find anywhere to sit except in a tea room and failed to find anywhere to take a snapshot of their visit except surrounded by parked cars.



Observation 01:

There is little support for the view that the Council should reconsider the present layout and use of land around the two Listed Buildings as roadways and a car park. It may not be practicable to recreate the atmosphere of a traditional 'market square – meeting place' because of bus and through traffic movements on Duke Street.

However, the Market Place is seen as a 'show-case', the most important visitor destination in Settle and the principal 'opportunity site' in the conservation area,

where improvements to the historic street scene are urgently needed. This issue is considered further in Part Two: Management Strategy.

Around the Market Place, the White Horse Inn was believed to have been built in 1671 at the corner of the Market Place and Church Street, with stables and fields at the rear. Howson's Yard runs down the side of the present shop, where a blocked doorway, hoist and gantry indicating a former warehouse use (for a grocery shop) is visible at the top of the building. Most of the cottages in Howson's Yard were demolished to make way for the 'New Vic' cinema in 1939, later a bingo hall (now the Co-op store and warehouse). The present Settle Market storage building was originally the fire station.



The existing buildings adjoining Howson's Yard probably replaced a row of 17th century cottages with gardens at the rear. The 'Car and Kitchen' shop became the first garage and petrol filling station in Settle (early 20th century). The boarded up Indian takeaway that is being rebuilt from the rear yard may be the only remnant of the 17th century buildings in this row.



Observation 02:

The Council has the opportunity to advise English Heritage that buildings such as this half-demolished cottage are 'Buildings at Risk' and can use legal powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to serve a Repairs Notice in order to prevent damage to a Listed Building. The majority view of the consultation responses was that the Council has a responsibility to monitor the condition of all its historic buildings and should declare this particular building 'At Risk'. Unfortunately some responses felt it may already be too late to save the building.

At this point the Market Place becomes Constitution Hill where there are late 18th/early 19th century cottages with mullion windows and decorated doorways.



Near the top of Constitution Hill a pair of gate posts indicates where Town Head House was demolished in 1972; the original farm house changed hands in 1763 and was enlarged in 1770. It was reconstructed in the 1870s to create a large mansion with extensive gardens and a grand carriage entrance from Church Street near the existing church.

Remnants of the former gardens survive although the majority of the estate has been redeveloped for modern housing projects at Townhead. The scale of the building is demonstrated by the massive retaining walls of the garden terrace, with blocked up doorways and arches. A steep pedestrian stairway connects the upper and lower levels.



The boundary wall along the upper level apparently allowed direct access from the second floor of the mansion onto Highway (the road to Langcliffe) and into the grounds of Castleberg Crag, in the same ownership. It is also suggested that a tunnel under this roadway from the vaulted cellars led to the coach house (now barn) on Stony Lane, which rises up the hill. This lane, now a bridleway, provided an ancient route to Malham.

There is no support for a proposal to install an interpretation panel by the gate posts in the grounds of Townhead at Constitution Hill to explain the historical associations and heritage features of the site. It is suggested that boards add to the proliferation of signs, notices and road markings in the town and that it is better to provide information in the form of leaflets.



Returning to the east of the Market Place, at the bottom of School Hill, the Folly is probably the best known historic house in Settle. It is thought to have been built in 1679 by Richard Preston, a tanner and landowner; additions were made at a later date and many alterations and repairs have taken place. The house was never lived in as a grand family house and was later sub-divided into shops and flats, tea rooms and a lodging house. It has been restored and designated a Grade I Listed Building.

Cheapside was originally the main route through Settle until the Turnpike Road was built in about 1753. At the Duke Street end a first floor hoist remains on a former warehouse and shop possibly built (1844) as a merchant's house in Palladian style. In the narrow ginnel between the charity shop and the Spar shop, rare 17th/18th century stone jetttying is visible at first floor level. The corner building was built as a house around 1750. It still has a warehouse door in the first floor façade facing Cheapside.

Despite the steep hills, these early parts of Settle were built up at very high densities, as at Castle Hill (right). These narrow pedestrian-dominated lanes are important heritage features.

Many of the lanes run parallel to the slopes, with steep steps and footpath connections between the different levels such as Castleberg Lane and School Hill. The high densities of the historic core continue up the hill into Upper Settle where existing footpath routes from Duke Street through to Greenfoot car park and up the hill into Upper Settle provide an important historic connection through a small area of mature woodland.

Observation 03: Consultation responses supported the proposal to progress landscape works and improvements to the Greenfoot paths and the play area at Commercial Street, to improve the woodland habitats. It was considered that this would have significant value in terms of wildlife, improved access for all to the town centre and provision of attractive visitor routes into Upper Settle.



Within Character Area 1, particularly Cheapside, Victoria Street and Commercial Street, there are a number of former warehouse and workshop buildings displaying original features such as hoists, canopies and loading doors.

Consultation responses support the suggestion that such features should be preserved as a matter of principle to reflect Settle's commercial history.

Many of these buildings and structures may be worthy of 'local listing' to identify and help protect them. They make a positive contribution to the character or appearance of the conservation area and are deserving of retention and protection where they are found. Care should be taken to secure their future survival wherever new development is proposed.



Victoria Street

Below Albert Hill and Green Head Lane, The Green itself presents a pleasant contrast to the narrow lanes and high retaining walls of Upper Settle.



This attractive open area is ringed with former farm and mill buildings and with terraced cottages built at Lower Croft and Higher Croft after 1840 at right angles to Greenhead Lane, possibly for cotton workers at the nearby mill.

Within the conservation area there are very few green open spaces to provide relief from the high density lanes and terraces of the historic village centre. These open spaces are highly valued in consultation responses and care should be taken to secure their future survival wherever new development is proposed. From The Green, Greenhead Lane rises up to the junction with Albert Hill and then continues as a farm track, Mitchell Lane, out into the National Park past Rope Walk, the site of Dog Kennel Mill and Pinfold, to the reservoir.



The conservation area boundary at this location does not adequately reflect the heritage value of features on the ground.

Two options were discussed during the consultation period, either to reduce the designated area to exclude the first (undistinguished) house on Mitchell Lane which is already protected within the National Park boundary, or to extend the designated area to include Mitchell Lane, the Rope Walk, the site of Dog Kennel Mill and the Pinfold as significant features in the historical development of Settle.

Proposed Boundary Change PBC01 (see Map):

At the top of Upper Settle, the conservation area boundary includes part of the first property on Mitchell Lane. Further along the lane, within the Yorkshire Dales National Park, several historic features are considered to make a significant contribution to the character and appearance of the Settle conservation area. The proposal to amend the boundary at this location to include Mitchell Lane, the Rope Walk, the site of Dog Kennel Mill and the Pinfold was supported by consultation responses.

Analysis 2.

Character Area - North of Centre

The second 'character area' is located between the core areas of Kirkgate, Market Place and Constitution Hill and the Parish Church to the north, including the modern developments around Townhead. This includes areas where older properties have been either replaced with modern developments or left vacant to provide car parks.

Kirkgate is lined with older properties from Church Street to the railway embankment, with Marshfield House to the west; Marshfield House with extensive gardens and estate was built around 1750 for Thomas Salisbury; the house was said to have been burned down and rebuilt in the 1790s. In the 1950s Marshfield became a private school, but has more recently been divided into flats. The gate piers and garden wall are listed structures; the wall continues west along the roadside to enclose the adjoining cricket field and club house.

The heritage value of Marshfield House and the imposing garden wall is safeguarded by its status as a Listed Building.



The former grounds include derelict land, made ground, hard surfaced car parks and the cricket club building. The conservation view is that the special value of the former Marshfield estate has been destroyed by modern development and that under-used and unused land around the cricket ground should be considered for infill development to enhance the setting of the listed building.

There is no support for a proposed amendment to the conservation area boundary at this location to exclude Marshfield, the cricket ground and adjoining land to the west of the railway on the grounds that the derelict and under-used land makes a negative contribution to the character and appearance of the conservation area.

Observation 04:

The unsightly appearance of the derelict land adjacent to Marshfield and the cricket club building land has a negative impact on the setting of the listed building and on the character and appearance of the conservation area. It is considered to be an 'opportunity site' that is suitable for redevelopment.

Various comments made during the consultation period suggest that the land should only be used for (truly) affordable housing or to provide additional sports facilities or a multi-use games area for young people in Settle. There are concerns that housing is not appropriate as this will lead to complaints about the use of the cricket field, threatening its future usage.



The Highways Authority considers that development would be acceptable if the access is central to the plot and if agreement can be sorted out with the adjoining owner (cricket club) to either lower or set back a short (5m approx) section of boundary wall.

Also at Kirkgate, between the railway embankment, the adjoining house Bond End and Victoria Hall, the land to the rear is a former Council depot, once used to produce Town Gas for lighting in nearby houses, now unused.



This vacant land is bounded by the railway embankment and by a narrow lane which provides access from Church Street to the modern properties of Whitefriars Court, built between Dawsons Court and Bishopdale Court. The line of the parallel walled 'ginnel' follows a historic route that connects to Church Street under the railway arches. It is suggested that this path allowed people to walk from Kirkgate to the Parish Church at Giggleswick over the first river bridge rather than getting their feet wet in Kendalman's Ford.



Observation 05:

It is important that the line of this historic route is preserved and properly maintained. Similarly, the condition of cobbled paving surfaces in Bishopdale Court is very poor.



There is considerable support for the repair of paving through Bishopdale Court; one response suggested residents had been waiting for improvements for several years. It was suggested that the surface should include flat stone slabs in the centre, as raised cobbles are uncomfortable to walk on. A different response 'strongly urged' that the cobbled surface be retained, describing Bishopdale Court as one of the most historic areas of Settle, with early building stones pre-dating the opening of sandstone quarries in the locality.

There is considerable potential for enhancement of the historic route from Kirkgate to Church Street including the overgrown and neglected land under the railway arches. Enhancement schemes could be achieved by allowing new development on this land.



There was no support for the exclusion of the Council-owned land between Kirkgate and Church Street, including the Whitefriars car park, from the conservation area in order to encourage new development. However, new development on land between Kirkgate and Church Street is generally felt to be acceptable provided it is well designed to be in scale and character with the Victoria Hall (restored listed building).

New development would be acceptable to the Highways Authority only if access is through Whitefriars car park; access from Kirkgate is unacceptable due to poor visibility. Suggestions include a sports hall and/or a large recreation building; extension to Victoria Hall; small scale affordable housing. One response advised that the Settle Initial Business Plan (RMT) has two linked projects (P8/P9) to develop Victoria Hall with improved lobby area, studio theatre, cafe and business units for creative industries on land to the rear.

Observation 06:

The vacant Council depot, adjoining land between Kirkgate and Church Street, the existing Whitefriars Council car park and petrol filling station and adjoining railway land are considered to be negative features in the conservation area.

Council-owned land between Kirkgate and Church Street, including the Whitefriars car park, is an 'opportunity site' that should be considered for new development to provide enhanced facilities at Victoria Hall and a small scale affordable housing site with access from Church Street. This should be planned as a comprehensive scheme of redevelopment incorporating the site of the petrol filling station, shop and car park and providing significant environmental improvements along the historic 'ginnel' from Kirkgate to Church Street and on the adjoining railway embankments.

To the north of Whitefriars, at Church Street, the heritage value of Holy Ascension Church is protected by its status as a Listed Building.



A new road, Town Head, was constructed next to the church in the 1970s to provide access to the Medical Centre. New housing, including a home for retired people, has been constructed at Town Head Way and Town Head Avenue. The small paddocks at Town Head, possibly once part of the original estate, offer insignificant visual and environmental benefits within the conservation area;

Proposed Boundary Change PBC02 (see Map):

There is some support for the exclusion of the land to the north of Town Head from the conservation area. It is proposed to amend the boundary at this location as the more modern developments are considered to have damaged any special interest that may have remained at this end of the conservation area. It is not necessary to include Holy Ascension Church within the conservation area in order to safeguard its future.

Observation 07:

During the consultation period, there was support for the development of the small areas of open land at Town Head, provided this is well contained. Two of the three paddocks are not visible in public views. These small paddocks adjoining Town Head are seen as an 'opportunity site' where new development could improve the character and appearance of the conservation area and the setting of the listed building.



It is suggested that new housing development should be designed to complement the layout and arrangement of existing modern buildings around Town Head Court and to maintain the established bands of mature trees that provide an effective screen for historic properties at Church Street.

The triangle of land opposite Holy Ascension Church is highly visible in the street scene and any new development should be designed to complete the roadside frontage in a manner that enhances the setting of the listed building. Proposals should incorporate an element of public amenity space, achieve environmental benefits and include the retention of existing boundary walls and heritage features where these survive.

Analysis 3.

Character Area - South and West of Centre

The third 'character area' includes the more spacious development areas in a broad swathe around the central core from the rugby club and sports fields next to Greenfoot car park towards the railway station and the Ashfield car park.

Entering Settle on Duke Street, now the main road into the centre of the town, the properties standing back from the main road include large semis and terraces built around 1900. The first buildings of historic interest are the imposing Terrace of early 19th century houses included one house that was occupied as a school boarding house. The group of smaller buildings including Undercliffe House and adjoining cottages was the original Girls High School, founded in 1907.



On the opposite side of the road to The Terrace, a modern car salesroom presents an intrusive feature at the edge of the town centre. On the bend, facing Undercliffe, is a group of Georgian houses set back from Duke Street, including the former Settle Post Office and houses now used as offices. The footpath continues into the Greenfoot car park alongside the sports fields of the North Ribblesdale Rugby Club.

Modernised properties to the rear on High Hill Grove Street make a neutral/insignificant contribution to the traditional character of the conservation area and it is considered that these should also be excluded.

Proposed Boundary Change PBC03:

There is some support for the exclusion of the undistinguished 20th century buildings at Duke Street and High Hill Grove Street from the conservation area as they make an neutral/insignificant contribution to the special interest of the town centre; The Terrace makes the first positive statement at the 'gateway' into the town centre.

Further along Duke Street, Settle Social Club was once a grand house called Ashfield, built around 1830 with stables, coach house and large gardens, later used as a Temperance Hotel. The rear gardens are now used for car parking and Settle Bowling Club established the Green and pavilion around 1848. Land around the Ashfield car park, particularly at the rear of the veterinary centre on Kirkgate and alongside the Bowling Green, is under-used and unsightly.



Observation 08:

The vacant and under-used areas of land within and around the Ashfield car park are considered to be negative features in the conservation area. The car park itself, together with these small areas of land on the margins present an 'opportunity site' that should be developed to achieve significant landscape and environmental improvements around the car park in order to improve the neglected appearance of this extensive open space and to provide community benefits.

Consultation responses suggest that the area should be returned to its original use as open green space incorporating a pedestrian route from the rear of the veterinary centre to the Quaker Meeting House and/or to provide space for young people to play ie. a multi-use games area. Several responses commented that there are very few open spaces in Settle and these should not be filled with buildings. There is a suggestion that some open land must be left for future generations who may have a different view of what is environmental benefit.

Heritage Assets

Within the Settle conservation area there are many surviving remnants of older buildings and structures that contribute to the visual quality and heritage value of the conservation area.

Traditional building techniques use stone slate roofs, stone building materials and boundary walls (red brick is uncharacteristic), two and three storey buildings with cobbled and stone flag paving materials in courtyards, timber windows with vertical emphasis, stone surrounds or lintels and cills.



There are very few incidental green amenity spaces within the town centre, eg. grassed area rear of the Police Station, large gardens between Church Street and Whitefriars Court. Those which continue to make a significant contribution to the visual quality and heritage value of the conservation area should be protected from built development.

Some of the architectural features that are characteristic of the historic centre and worthy of retention in situ include date-stones (may have been moved), external staircases, upper level entrance doorways, blocked warehouse doorways, hoists and gantries, remnant walls of earlier buildings (occasionally with window openings), narrow 'ginnels', cobbled and stone flag surfaces, gate posts and horse troughs.

Owners and occupiers should be encouraged to retain or reinstate original architectural details on their houses as they make a positive contribution to Settle's character.





Lanes, courts, 'ginnels' and narrow 'cut-throughs' between streets provide important pedestrian connections across the conservation area. These intricate networks of routes are characteristic element of the Settle 'townscape' and provide spaces and paths that are pedestrian scale and enjoyed at walking pace.



It is acknowledged that the Yorkshire Forward Renaissance Market Towns RMT Initiative and the programme plan developed by the Settle Town Team is complementary to this appraisal, in particular project P4 which seeks to improve Settle's public realm.

PART TWO: MANAGEMENT STRATEGY

Part 2, the Management Strategy, addresses the issues which have been identified in Settle 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 Settle 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 and in need of regeneration include:

- 02. Remnants of 17th century cottage at Market Place and Constitution Hill that may be 'Building at Risk';
- 04. Derelict land adjacent to the listed building, Marshfield and land around the cricket field at Kirkgate;
- 06. The vacant Council depot, adjoining land between Kirkgate and Church Street, the existing Whitefriars Council car park and petrol filling station and adjoining railway land, maintaining the historic walled 'ginnel' from Kirkgate to Church Street; ensure consistency with proposals for enhancement of the Settle-Carlisle Railway Conservation Area;
- 08. Vacant and under-used areas of land within and around the margins of the Ashfield car park to achieve landscape and environmental improvements;

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

- 01. Improvements to the historic street scene at Duke Street, Market Place, Cheapside; reinstatement of the 'show-case' market square and pedestrian-friendly routes/spaces;
- 03. Landscape works, environmental and habitat improvements to the Greenfoot paths and the existing play area at Commercial Street;
- 05. Repairs to the cobbled paving surfaces in Bishopdale Court; it is important that the line of this historic route is preserved and properly maintained;

Pressures for change

Because of the growth of the Leeds City Region, there is strong pressure for new development throughout Craven District. Settle is a 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 Victoria Hall in Settle. 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.

The main issue for Settle is the very centre of the town, which seems to preoccupy peoples' thinking because of the parking issues and traffic congestion. Behind this there is a feeling that the Market Place needs to be restored to its former glory.

In general it was felt that designation as a conservation area had not necessarily involved more sympathetic new development and there was also a feeling about a lack of consistency and enforcement. A number of people expressed concern that the District Council does not have a Conservation and Listed Buildings Adviser to work with local people and to oversee new developments.

The positive impact of tourism and new retail developments was recognised e.g. Booths, but there is concern about the impact on shops in the very centre. However, there did not appear to be a consensus on whether empty shops should be kept available for retail use or converted to residential.

There was general agreement that energy efficiency measures for dwellings are inevitable and some concern that English Heritage is seen as standing in the way of achieving this when it is considered that if sensitively done there need not be any difficulty. There was no evidence of a complete antipathy to well designed and sympathetic modern buildings. There is a need for a range of affordable housing, not just small units.

A number of sites were identified for enhancement including the railway arches. A number of important open spaces were identified some of which were outside the conservation area.

Major changes to the conservation area boundary were not seen as necessary although there was some agreement about possible extensions, principally to include Mitchell Lane.

Protection of Heritage Assets

Settle 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.

Lanes, courts, 'ginnels' and narrow 'cut-throughs' between streets provide important pedestrian connections across the conservation area. These intricate networks of routes are characteristic element of the Settle 'townscape' and provide spaces and paths that are pedestrian scale and enjoyed at walking pace.

There are very few incidental green amenity spaces within the town centre, eg. grassed area rear of the Police Station, large gardens between Church Street and Whitefriars Court. Those which continue to make a significant contribution to the visual quality and heritage value of the conservation area should be protected from built development.

In response to the consultation draft appraisal report, there is little support for the view that the Council should reconsider the present layout and use of land around the two prominent Listed Buildings, the Town Hall and The Shambles, as roadways and a car park, even though there are several convenient car parks in easy walking distance of the centre which function very efficiently on days when the market takes over the Market Place.

The conservation view is that the best known and most prominent visitor attractions in Settle are being neglected, that the impact on the settings of both listed buildings is harmful and that Settle is failing to offer safe and comfortable pedestrian environment to encourage its visitors to walk around, sit and enjoy the view and/or spend time and money supporting local shops and businesses.

Traditional building techniques use stone slate roofs, stone building materials and boundary walls (red brick is uncharacteristic), two and three storey buildings, cobbled and stone flag paving materials in courtyards, timber windows with vertical emphasis, stone surrounds or lintels and cills. Some of the interesting features that are characteristic of the historic centre of Settle and worthy of retention in situ include date-stones (may have been moved), external staircases, upper level entrance doorways, blocked warehouse doorways, hoists and gantries, remnant walls of earlier buildings (occasionally with window openings), narrow 'ginnels', gate posts and horse troughs.

A number of unlisted buildings and structures such as the former warehouse hoists and gantries 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:

Bearing in mind that the Market Place is the principal visitor destination in the Settle Conservation Area, Craven District Council is strongly recommended to work with the County Council Highways and Landscape Officers to address the fundamental issues of building entrances, disabled access, pedestrian footways, seating areas, landscape features, settings of listed buildings and vehicle parking and circulation around the whole Market Place, including the Duke Street bus stops and pedestrian crossings.

Craven District Council should undertake a review of the schedule of listed buildings and prominent unlisted buildings and structures in Settle 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.

Buildings at Risk

At present there are no buildings identified as 'Buildings at Risk' within the conservation areas. However, the 17th century cottage (former take-away) in the Market Place has been partially demolished. English Heritage advises local authorities to maintain a register of listed and unlisted historic buildings which require repairs and the Council has powers to protect all listed buildings and also unlisted buildings in any conservation area, where they make a positive contribution to the special character of the area. It is therefore recommended that Craven District Council should explore the use of statutory powers to ensure that such buildings are returned to a reasonable state of repair whenever necessary.

Recommendation:

Where the condition of an historic building deteriorates to a point where it is considered vulnerable then Craven District Council should take timely action to ensure it is returned to a reasonable state of repair.

Protection of the landscape and trees

The density of development is generally high in Settle conservation area and the few open spaces that survive (eg. The Green at Upper Settle and woodland slopes between Greenfoot car park and Commercial Street) make an important contribution to the visual quality and biodiversity value of the conservation area and its setting. On the fringes of the historic core, the recreational land at the Kirkgate cricket field and the Greenfoot rugby fields also make a valued contribution to the character of the town centre.

Trees in conservation areas are protected by law to the same degree as those subject to Tree Preservation Orders and in Settle 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 town 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 Settle 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 Settle. 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 Settle Conservation Area.

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 Settle 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, (eg. in Settle, those towards the Giggleswick School Chapel and Castleberg Crag);
- 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 (the majority of windows in Settle have a vertical 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.

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

PCB01 At the top of Upper Settle, incorporate heritage features at Mitchell Lane, the Rope Walk, the site of Dog Kennel Mill and the Pinfold;

PCB02 Delete modern developments at Town Head Way and Town Head Avenue; it is not necessary to include Holy Ascension Church within the conservation area in order to safeguard its future;

PCB03 Delete from the conservation area the undistinguished 20th century buildings at Duke Street and High Hill Grove Street.

Recommendation:

Craven District Council should formally progress amendments to the Settle Conservation Area boundary, as illustrated on Map, in order to effectively protect only those areas of land in the town centre 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.

04. Derelict land adjacent to Marshfield and land around the cricket field at Kirkgate to enhance the setting of the listed building and achieve regeneration objectives;
06. The vacant Council depot, adjoining land between Kirkgate and Church Street, the existing Whitefriars Council car park and petrol filling station and adjoining railway land, maintaining the historic walled 'ginnel' from Kirkgate to Church Street, to achieve regeneration objectives;
07. Potential development of three small paddocks at Town Head to include environmental and visual benefits;

08. Vacant and under-used areas of land within and around the margins of the Ashfield car park to achieve landscape and environmental improvements;

Summary of Management Issues

Despite its unchanging appearance, Settle is a dynamic evolving market town, 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:

- Bearing in mind that the Market Place is the principal visitor destination in the Settle Conservation Area, the resistance to change in terms of building entrances, disabled access, pedestrian footways, seating areas, landscape features, settings of listed buildings and vehicle parking and circulation around the whole Market Place, is regrettable;
- Recent new development is generally seen as unsympathetic, in part because buildings are too large and have resulted in tree 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 green amenity space were identified that contribute to the life of the town as well as its character and should continue to be safeguarded;
- 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.

Appendices and Acknowledgements

Map

Showing existing Conservation Area Boundary, Proposed Boundary Changes, Character Areas 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 Settle c.1847

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 booklets -

'Take a closer look at Settle' (Hudson History, Settle, 2000)

'Take a closer look at Richard Preston and The Folly in Settle' (Hudson History, Settle, October 2001)

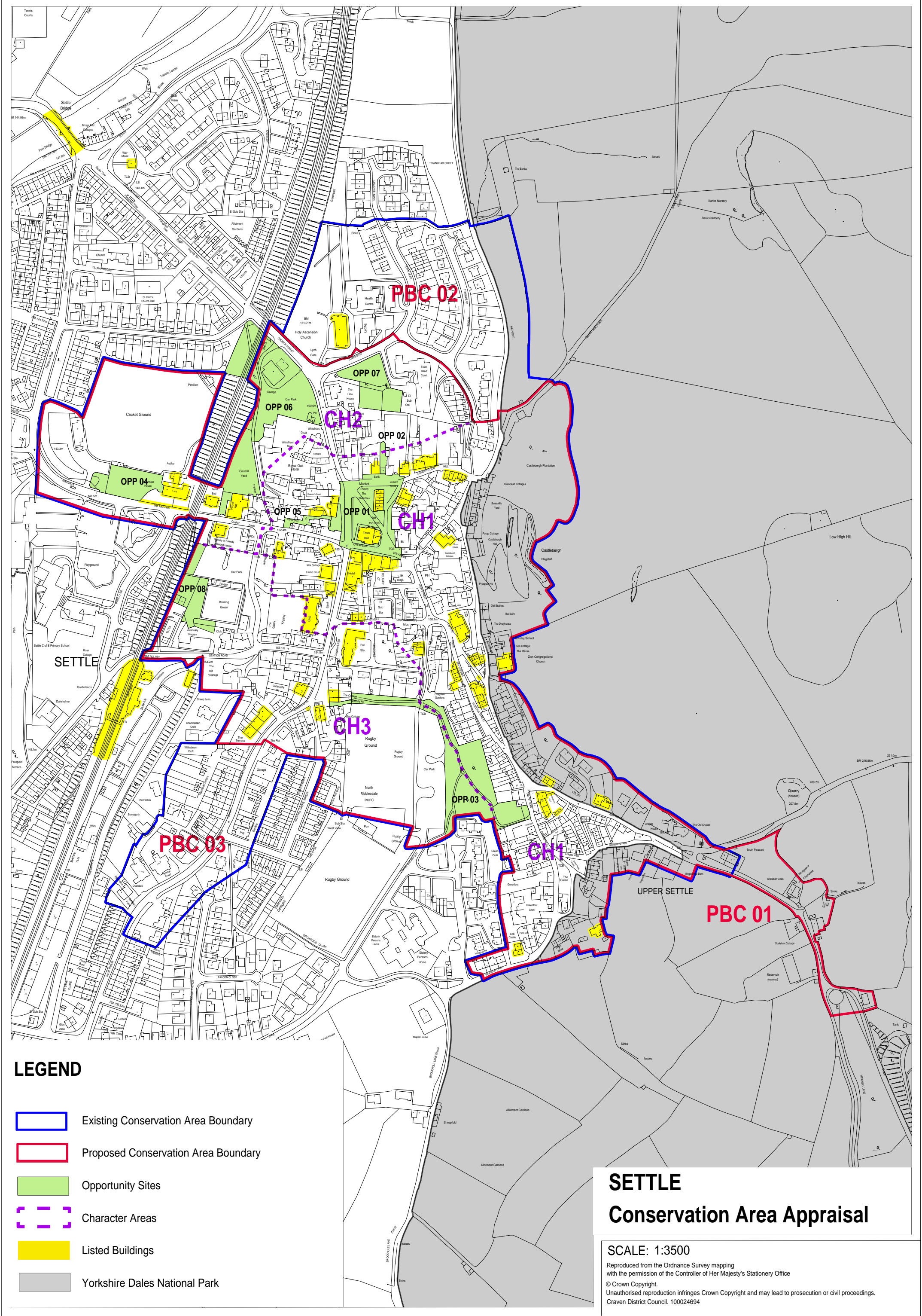
www.daelnet.co.uk/placenames

Settle Town Council and Settle District Chamber of Trade

www.settle.co.uk; www.settle.org.uk/history;

A Catalogue of Listed Buildings in Settle is available on request from the Department of Cultural Services, Craven District Council, Town Hall, High Street, Skipton BD23 1AH

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



APPENDIX A

Origins and historical development and archaeology

(Thanks to Phil & Rita Hudson. Hudson History, Kirkgate, Settle)

The name of Settle is thought to be Anglian 7th century meaning a settlement. 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; Settle may mean 'a dwelling place' in Old Norse. At the time of the Domesday Survey (1086) the area was already settled, though probably only sparsely, much of the area was described as being "Waste".

Until a church was built in 1838, Settle township was part of the ancient Parish of Giggleswick. In 1249 Henry de Percy obtained Settle's first Market Charter from King Henry III to hold a market each Tuesday. From this time Settle grew as a place for local commerce and trading. New houses were built around the market square, and the north and west sides appear to have been laid out in long strips, possibly as 'burgage' plots. These long plots of land were owned by 'freemen' of the town, in contrast to the strips farmed by 'tied' labourers on land owned by the lord of the manor.

The main route through the medieval town was aligned in an east-westerly direction from what is now Albert Hill, down Victoria Street, High Street and Cheapside and on through Kirkgate (the way to the ancient parish church at Giggleswick). The present road alignment north to south came about when the 'Turnpike' Keighley to Kendal road was completed in 1753, making more building land available.

The Cliffords of Skipton succeeded as Lords of the Manor and principal landowners in the area. At the time of the Civil War, the Cliffords were staunch Royalists and tenants of their land were expected to be likewise. However, John Lambert of Calton in Malhamdale was a staunch Parliamentarian and rose to be a General in Cromwell's Army. General Lambert's troops camped at Settle in August 1651 on their way to encounter the Royalist Army camped at Lancaster.

The first mention of a bridge over the River Ribble 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 hillside tracks.

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 Settle. There were early stone buildings in the area, such as granges, barns and sheep houses, built by and for the monasteries.

Later houses were built with a mix of field-collected water-worn stones (glacial) and locally quarried rubble limestone, rather like a drystone wall, but with the joints filled with lime-mortar (slobbered) to make them stronger and more waterproof. Cut stone was normally used only for the corner quoins, window and door surrounds. Several of the oldest houses still have the heavy stone flag roof coverings and the massive chimney stacks that went with them.

In the 17th century Settle prospered and expanded, with the majority of houses being built or rebuilt in stone. In the 1670s The Folly was built by Richard Preston of coursed rubble with stone dressings and a stone slate roof. This

imposing 3 storey building, with its recessed centre and 2 projecting gable wings, is now listed Grade I. The Shambles was also built in the late C17 or early C18 with small cottages over that were rebuilt in late 1890s.

During this period many of the present houses and inns in Settle were new-built or re-fronted, some with date-stones proudly showing the owners' initials, several with fine patterned carving. These later buildings were constructed with cut sandstone/gritstone, some in watershot style, which could be neatly layered and mortared, and several of the finer houses were ashlar faced. On these later date houses the sandstone roofing slates used were thinner as techniques improved for splitting the quarried stone; more recently the railways transported Welsh and Lake District slate for roofing.

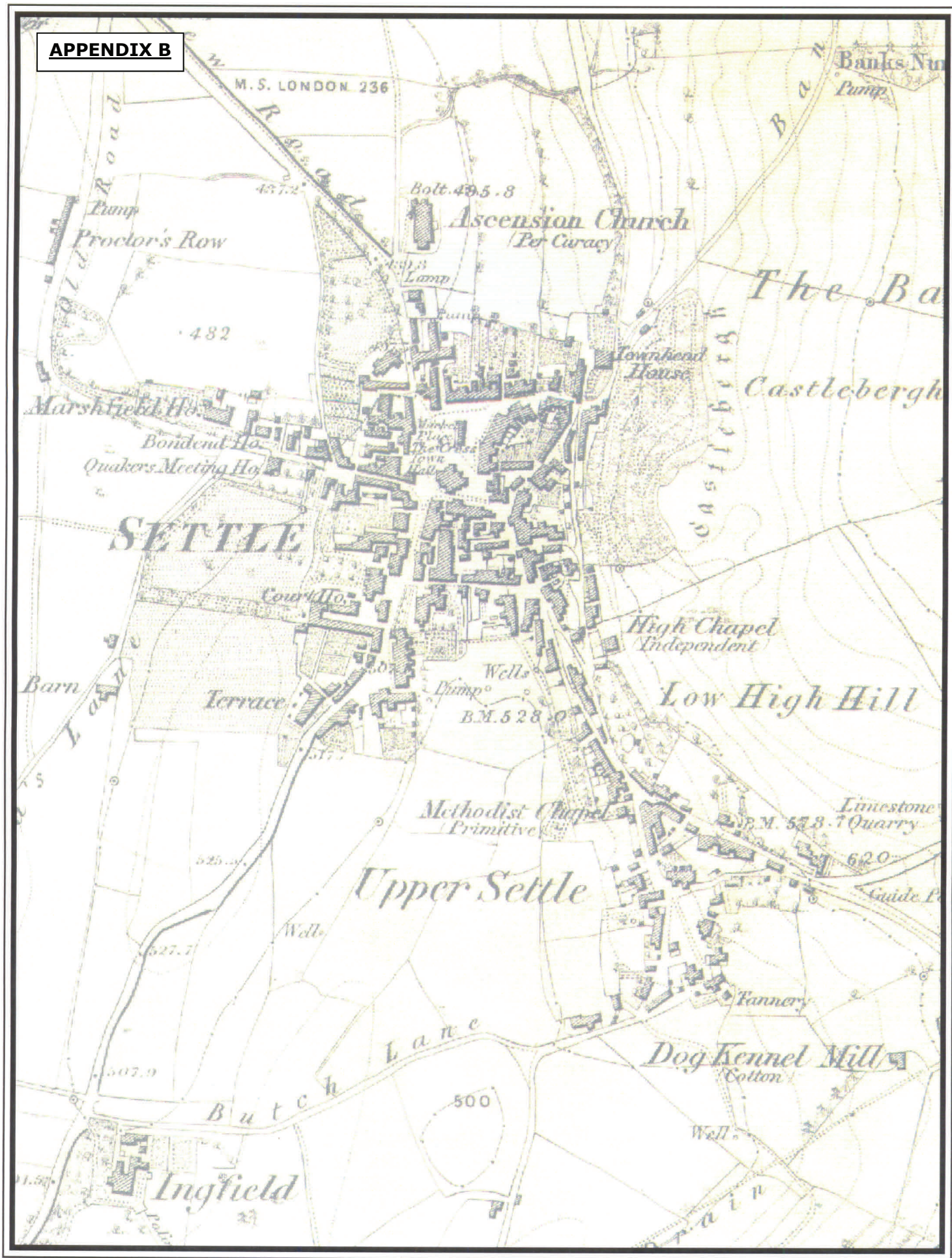
In 1753, during the reign of George II, the Turnpike Road from Keighley to Kendal was built, taking a route much lower in the valley of the Ribble and coming into Settle from the east into what was then a dead end lane called Duck Street. This was made into a through route and renamed Duke Street. The Golden Lion which once faced the Market Square was realigned onto the new Duke Street so that coach traffic could be catered for.

Cotton spinning was becoming the main employment for the local population with Runley Mill, Bridge End Mill and King's Mill being either converted and extended from corn milling to cotton spinning, or being purpose built. Baines History of the Cotton Manufacture (1835) gives Settle as having 5 mills employing 333 people at this time, the others being Dog Kennel Mill and Brennands weaving shed in Upper Settle.

The present day Town Hall was built in 1832 on the site of the Old Toll-booth which was pulled down in 1820. The North Western Railway was opened in 1847 with a station at Giggleswick. Two years later the railway company constructed a new Station Road from Giggleswick to Settle. The town built its own music hall around 1852, the Victoria Hall; this theatre was restored to its former glory in 2001 and retains many of its original features.

In 1856 the separate elementary boys and girls schools of Settle combined and moved into the imposing school building in Upper Settle, recently converted to houses. It was over 20 years before the Settle/Carlisle Railway was built, with the line opening to goods traffic in 1875 and to passengers the following year. In 1876 the Settle Station building was opened along with a goods warehouse, cattle pens, signal box and water cranes and the following year the Keighley-Kendal Turnpike Trust was wound up due to lack of tolls.

APPENDIX B



SETTLE c.1847