

A scenic view of a rural landscape. In the foreground, there is a field of tall, green grass. In the middle ground, a village with several stone buildings is visible, surrounded by green fields and a stone wall. The background shows rolling hills and a cloudy sky.


**Craven Conservation Areas  
Project:  
Draft Allocation Site  
Assessments  
August 2016**

## How to use this document

### Software

This document has been designed to be viewed digitally. It will work best on Adobe Reader or Adobe Acrobat Pro versions X or later on a PC or laptop. Please be aware that some interactive features such as layered maps and navigation buttons currently do not work on many other pdf readers, or on the version of Adobe Reader which is used on many mobile devices such as I pads and mobile phones. Because the layered maps are an integral part of the document, we recommend using Adobe on a desktop PC or laptop only.

### Navigation


To navigate through the document, click on the relevant title on the contents page, or use the 'bookmarks panel', which is revealed by clicking the  button on the left hand side of the screen.


Hyperlinks - identified by bold text - throughout the document take you to the relevant view.

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### Layered maps












Throughout the document, a 'map' button in the bottom right hand corner of every page links you to the relevant map. Each of these maps consists of several layers, each displaying a different piece of information. These layers can be put together in any combination..

Layers can be switched on and off using the 'layers panel', which is revealed by clicking the  button on the left hand side of the screen. On this panel click the small box alongside the layer name to turn the layer on or off.

If there are several layered maps in the document, all the layers will by default appear as one long list. To limit the list to only the layers for the map you are viewing, click the  button in the top left hand corner of the layers window and select 'List layers for visible pages'.

A key explaining the information presented in the maps is reproduced below.

### General key for layered maps

-  Conservation Area boundary
-  Character area boundary
-  Draft allocation site
-  National Park boundary
-  Tree preservation orders
-  Scheduled monument
-  Buildings
-  Woodland
-  Water
-  Railway line
-  National Trails

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# A General Introduction to the Craven Conservation Areas Project August 2016

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## 1.0 Introduction

This document is intended to be read alongside Conservation Area Appraisals and assessments of potential development allocations that can be downloaded from the Craven District Council website at <http://www.cravencd.gov.uk/article/540/Conservation-Areas>. This is an overarching introduction to these documents. It provides an explanation of the purpose, context and methodology of the project, including background information on the history, landscape character, geology, architecture and building materials of Craven.

## 2.0 Purpose and Policy

### 2.1 What is this project?

This project serves two primary purposes:

1. It supplies Conservation Area Appraisals for 16 Conservation Areas in Craven that are outside the Yorkshire Dales National Park and that do not already have adopted appraisals. They are identified on the map on **page 4**. These Conservation Areas were prioritised because they are likely to face the greatest development pressures. The Appraisals will aid Craven District Council's Development Management and Planning Policy teams in their statutory duty to preserve or enhance their special architectural or historic interest, and provide valuable information for householders and applicants.
2. It supplies part of the 'evidence base' for Craven District Council's emerging Local Plan, by providing an understanding of how the significance of built heritage assets may be affected by proposed development allocation sites.

To achieve these purposes, the project consisted of three parts:

1. 16 Conservation Area Appraisals;
2. assessments of three further villages for possible designation as Conservation Areas; and,
3. the assessment of the potential impact of development on heritage assets at 28 sites under consideration in the early draft of the Local Plan consulted on in 2014 where development has been identified as potentially having an potential impact on specific heritage assets.

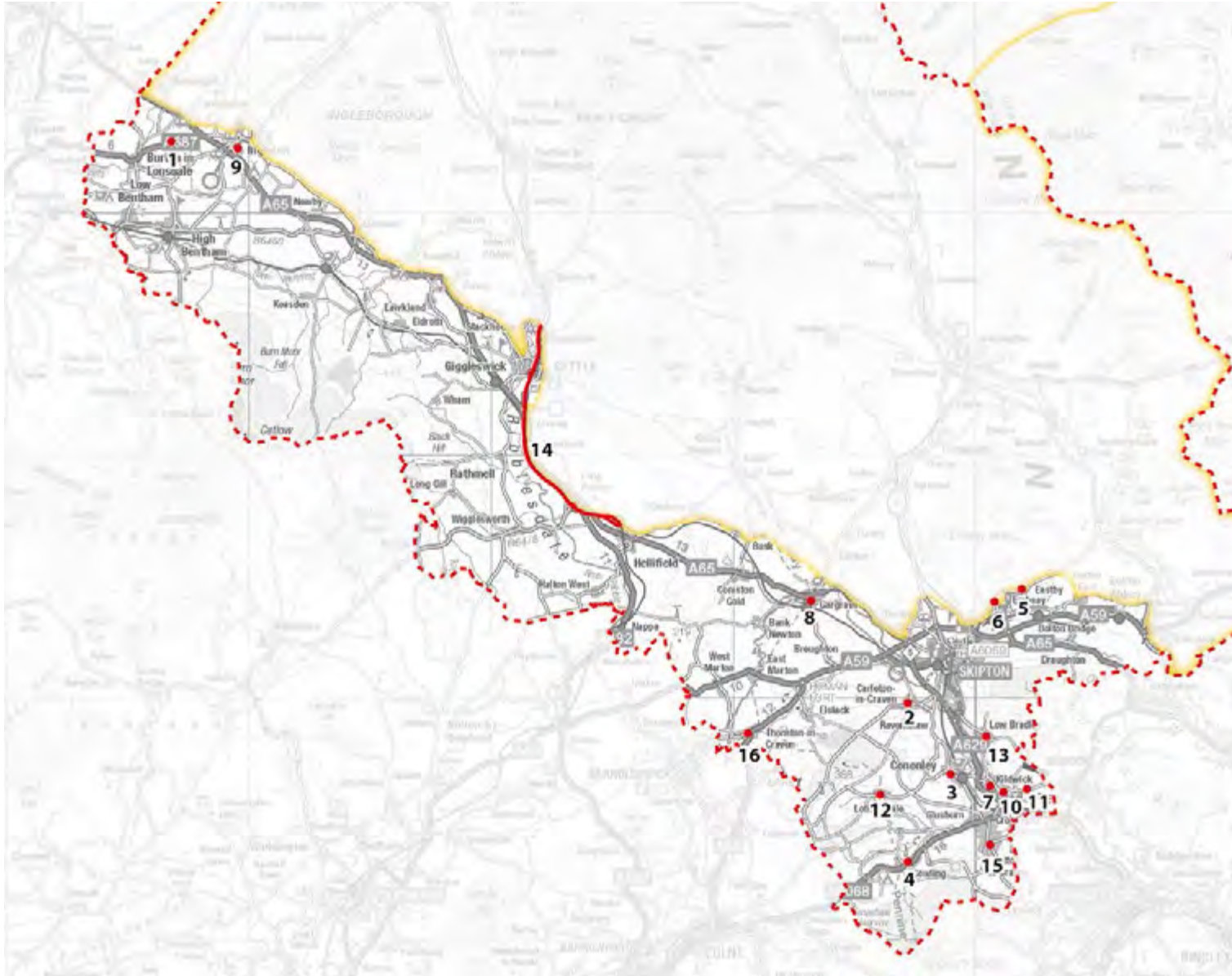
The impetus for the project is the publication of Craven District Council's *Draft Local Plan* and the need for a robust evidence base to make sound judgements about the appropriateness of development allocation sites.

More generally, it supports Craven's duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about the proposals.

## **2.2 What is the relationship to the Yorkshire Dales National Park?**

The southern part of the Yorkshire Dales National Park is in Craven District. The National Park authority is responsible for its own planning policy and control, and therefore Craven is not the planning authority for those areas of the District that fall within the National Park.

As a result, this project is only concerned with conservation areas outside the National Park. In some instances, such as Embsay, the boundary of the National Park runs adjacent or close to the conservation areas. In such circumstances, landscape and settlement within the Park boundary is only assessed as is necessary to understand the context of the conservation area.



**Key**

- - - Craven District
- Yorkshire Dales National Park Boundary
- Conservation Area
- 1** Burton-in-Lonsdale
- 2** Carleton
- 3** Cononley
- 4** Cowling
- 5** Eastby
- 6** Embsay
- 7** Farnhill
- 8** Gargrave
- 9** Ingleton
- 10** Kildwick
- 11** Kildwick Grange
- 12** Lothersdale
- 13** Low Bradley
- 14** Settle-Carlisle Railway
- 15** Sutton-in-Craven
- 16** Thornton-in-Craven

*Location of Conservation Areas*



### **2.3 What are conservation areas?**

Conservation areas are areas of "special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

They were introduced by the Civic Amenities Act 1967, and they are normally designated by the local planning authority, in this case Craven District Council. Designation imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. In fulfilling this duty, the Council does not seek to stop all development, but to manage change in a sensitive way, so that those qualities which warranted designation are sustained and reinforced rather than eroded.

### **2.4 How might living in a conservation area affect you?**

Although conservation areas mean some extra planning controls and considerations, these exist to protect the historic and architectural elements which make the place special. They are most likely to affect owners who want to work on the outside of their building or any trees on their property.

#### ***Demolition***

Specifically, if you live in a conservation area and want to demolish your building, you will need Planning Permission. If the building is listed you will also need Listed Building Consent.

#### ***Trees***

If you want to cut down, top or lop any but the smallest of trees in a conservation area you must notify Craven District Council six weeks before work begins. The authority will then consider the contribution the tree makes to the character of the area and if necessary create a Tree Preservation Order (TPO) to protect it.

### ***Other changes and proposals***

More generally, the preservation or enhancement of the conservation area is a 'material consideration' for any planning application that might affect it. However, conservation area designation does not control all forms of development. Some changes to family houses (known as 'permitted development') do not normally require planning permission. These include minor alterations such as the replacement of windows and doors, or the alteration of boundary walls. Where such changes would harm local amenity or the proper planning of the area (for example, by damaging the historic environment), the Council can introduce special controls, known as Article 4 directions, that withdraw particular permitted development rights. The result is that planning permission is required for these changes. Elements of three conservation areas in Craven are currently subject to Article 4 directions: Skipton, Settle and Farnhill.

### **2.5 What is the purpose of a conservation area appraisal?**

A conservation area appraisal outlines the history of an area and identifies and explains what makes it special, including its landscape, history, architecture and townscape. It can also provide some general guidelines on managing and carrying out development in the conservation area.

### **2.6 Where can I find further information?**

For further information on conservation areas, how they are managed and how this might affect you, please see Craven District Council's website at <http://www.cravendc.gov.uk/article/540/Conservation-Areas>, and Historic England's advice on living in conservation areas: <https://www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/>

## 3.0 Methodology

### 3.1 Authors

This report, the conservation area appraisals and the allocation assessments were written and prepared by Alan Baxter Ltd with Bob Sydes BA, MCIfA, Research Associate, University of York

### 3.2 Guidance

Two Historic England publications supplied relevant and widely-recognised guidance for this project:

*Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1*, English Heritage (2016)

*Good Practice Advice Note: The Setting of Heritage Assets (GPA 3)*, Historic England (2015)

Other guidance and advice documents that were consulted are listed in amongst the Sources in **Section 5.1** below.

### 3.3 Contents

Applying this best practice and guidance, the assessment of each conservation area is divided into the following elements:

- Introduction
- Assessment of Character
- Landscape and Open Space
- Views, Traffic and Movement
- Recommendations for Further Work

### 3.4 Views analysis

Significant views have been identified both because they encapsulate the special character of each Conservation Area, and because they are a tool for assessing the impact of new development and other change. The methodology applies best practice from English Heritage's (now Historic England's) guidance documents *Seeing the History in the View* and *The Setting of Heritage Assets*. At the heart of the methodology is the analysis of the 'significance' of each view in terms of its historical, architectural, townscape, aesthetic and community interest, and of the key landmarks (or 'heritage assets') visible within it.

The purpose is to identify views that capture and express the special and unique character of each Conservation Area, although the list in each appraisal does not claim to be exhaustive. Views are graded as 'highly significant' or 'moderately significant' and categorized as views from fixed positions or 'dynamic' views that are experienced continuously along streets, roads, lanes and paths - often evolving and changing in the process.

### **3.5 Open space assessment**

A methodology was devised in collaboration with Historic England to assess the contribution of open space to the character and appearance of each Conservation Area. The geology and landform of the Aire Gap is such that the wider landscape frequently makes a significant contribution to the special interest of Conservation Areas. The hills and dales form a magnificent backdrop to historic streetscape and the topography generates many fine long-distance views of the settlements. The distinctive form of upland villages is such that the farmed landscape frequently extends into the historic core, blurring the distinction between open space within the settlement and the landscape beyond.

In this context, conventional views analysis, whilst useful, was felt to provide only a partial understanding of the relationship between historic settlements and open space. By enhancing views analysis with a complimentary analysis of open space a more rounded and useful assessment of significance is possible.

#### ***Definition***

Open space is defined as common land, farmland, countryside and recreational spaces (including school grounds, churchyards and cemeteries.) Private gardens and private car parks are excluded.

#### ***Analysis***

The analysis considered open space inside and outside the Conservation Area boundary, where it formed its immediate context.

Fieldwork was combined with an analysis of historic mapping and other secondary sources. From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the boundary of the Conservation Area (for example, there are many long views from within Conservation Areas to the wider landscape that are fundamental to their character and appearance)
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside (and sometimes at considerable distance, from hills and scarps)

### **Grading**

Using this analysis, open space is graded according to the following hierarchy:

Open space that makes a **strong contribution** to the character and appearance of the Conservation Area  
*(mapped in purple)*

Open space that makes **some contribution** to character and appearance of the Conservation Area *(mapped in yellow)*

Open space that makes **no or negligible contribution** to character and appearance of the Conservation Area  
*(mapped in brown)*

### ***Extent of mapping***

The wider landscape context is complicated to map. The mapping layer illustrates the contribution of open space to a depth of approximately two field boundaries around the entire settlement (not just the Conservation Area boundary). This is not intended to delineate the full extent of the contribution that open space makes to the character and appearance of each Conservation Area, and therefore the edge of the mapped area is faded to indicate that its contribution continues beyond this point.

### **3.6 Potential conservation area assessment**

Craven District Council, in common with all local planning authorities, has a duty under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 from time to time to assess whether there are additional places that possess sufficient special architectural or historic interest to be designated conservation areas, and to designate them.

In support of this duty, this project has assessed three settlements: Glusburn, Low Bentham and High Bentham. The methodology for these assessments was similar to that adopted for the existing conservation areas. Historic England's *Advice Note No1: Conservation Area Designation, Appraisal and Management* (2016) provides useful guidance on how to assess areas for designation.

### **3.7 Allocation assessment**

Craven's emerging Local Plan includes sites under consideration for allocation for development. Those sites that are included in the final, adopted, version of the Local Plan will be locations where the principle of development is acceptable. In order to assess the suitability of such sites for development, this project has assessed what contribution 28 of these sites make to the significance of heritage assets, and what impact development might have. These assessments will form part of the 'evidence base' underpinning the Local Plan.

The following methodology was devised, from best practice and discussion with Craven and Historic England officers, for assessing the impact of development on the significance and setting of designated heritage assets – meaning listed buildings, conservation areas, scheduled monuments and registered parks and gardens. As the Plan progresses the potential effect on the historic environment of any new sites will be assessed using the same methodology as Alan Baxter.

1. From a combination of site visits, secondary sources and the National Heritage List for England, the location and significance of heritage assets was mapped.
2. Next, an open space assessment was undertaken, using the methodology described in section 3.3 above.
3. The contribution of the site to the significance of heritage assets was then evaluated in the following ways, as applicable in each case, and presented in tabular form:
  - i. Views of heritage assets
  - ii. The setting of heritage assets, if the site is outside the boundary of a conservation area
  - iii. The contribution the site makes to the character and appearance of a conservation area, if the site is inside a conservation area.
4. Measures to mitigate the impact of development was then analysed, for example the footprint of the development, the design of the development, the use of landscaping and screening.
5. A narrative conclusion of the impact of development on the historic environment.

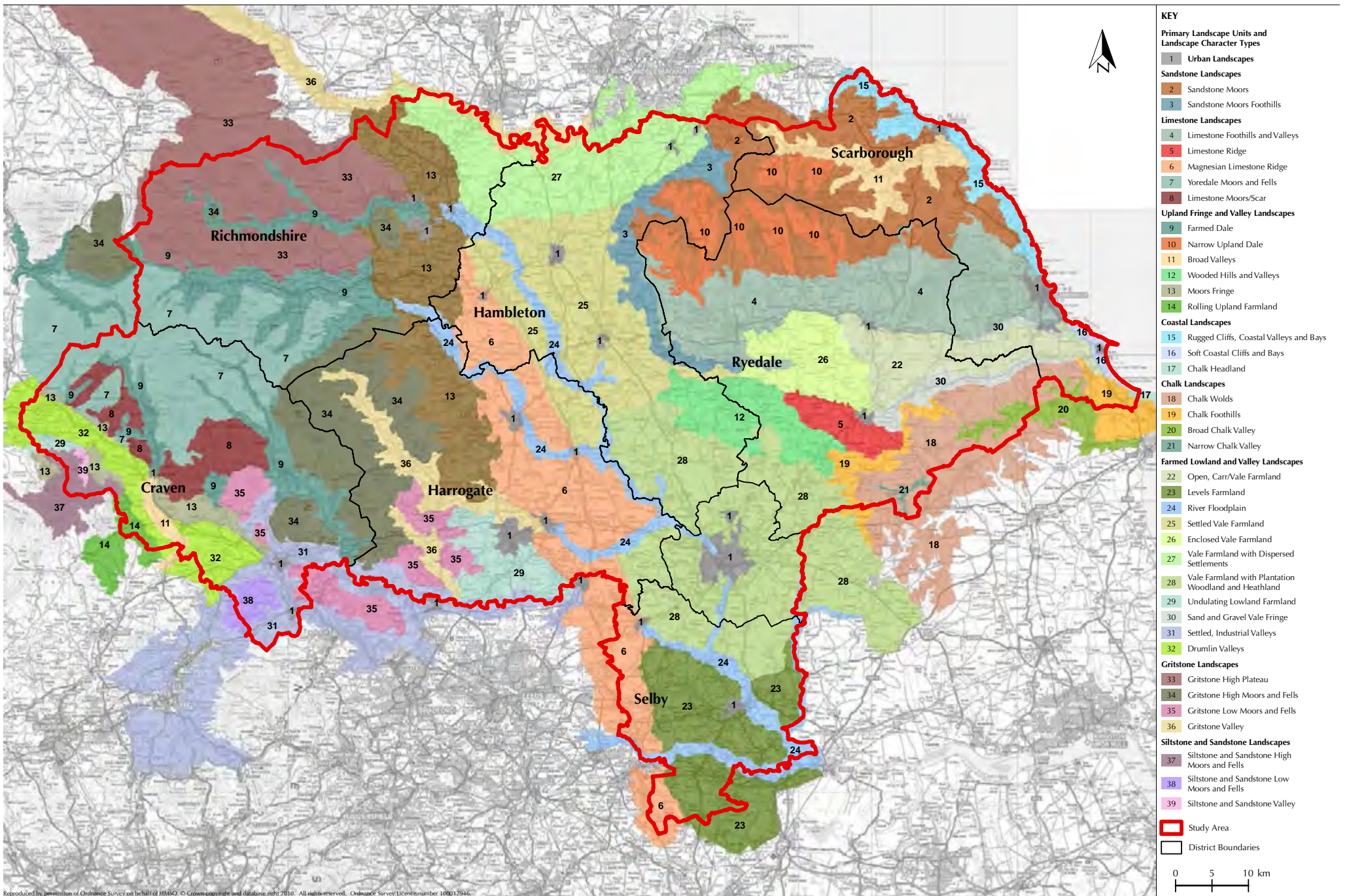
## 4.0 History and Character of The Aire Gap

### 4.1 Landscape characterisation

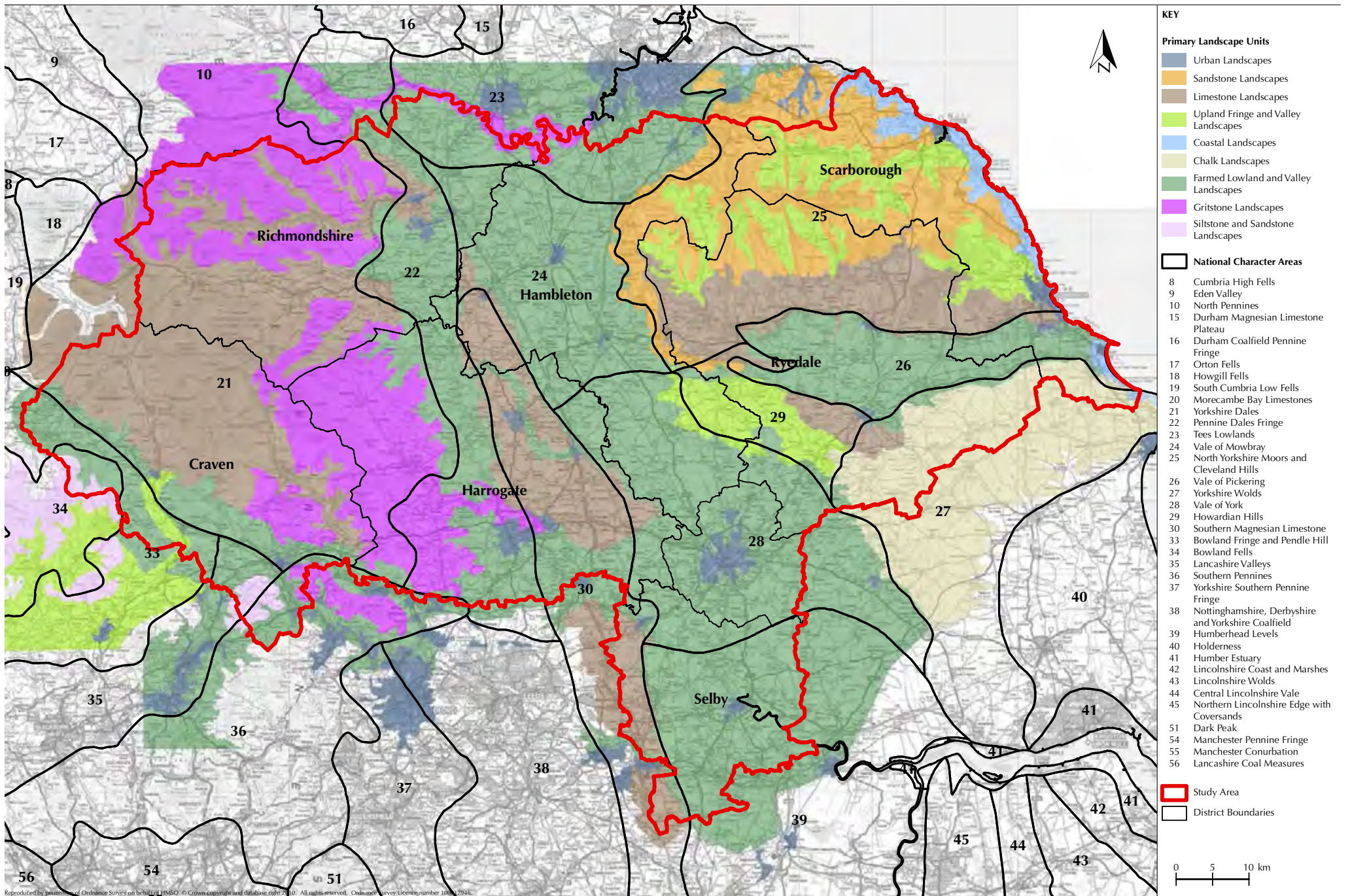
Landscape character assessment is a way of describing and understanding landscape and the influences that have helped to shape it. The European Landscape Convention emphasises that all landscapes are of value, not just the 'best' bits, and that an accessible and integrated approach is needed to shape and manage landscape change.

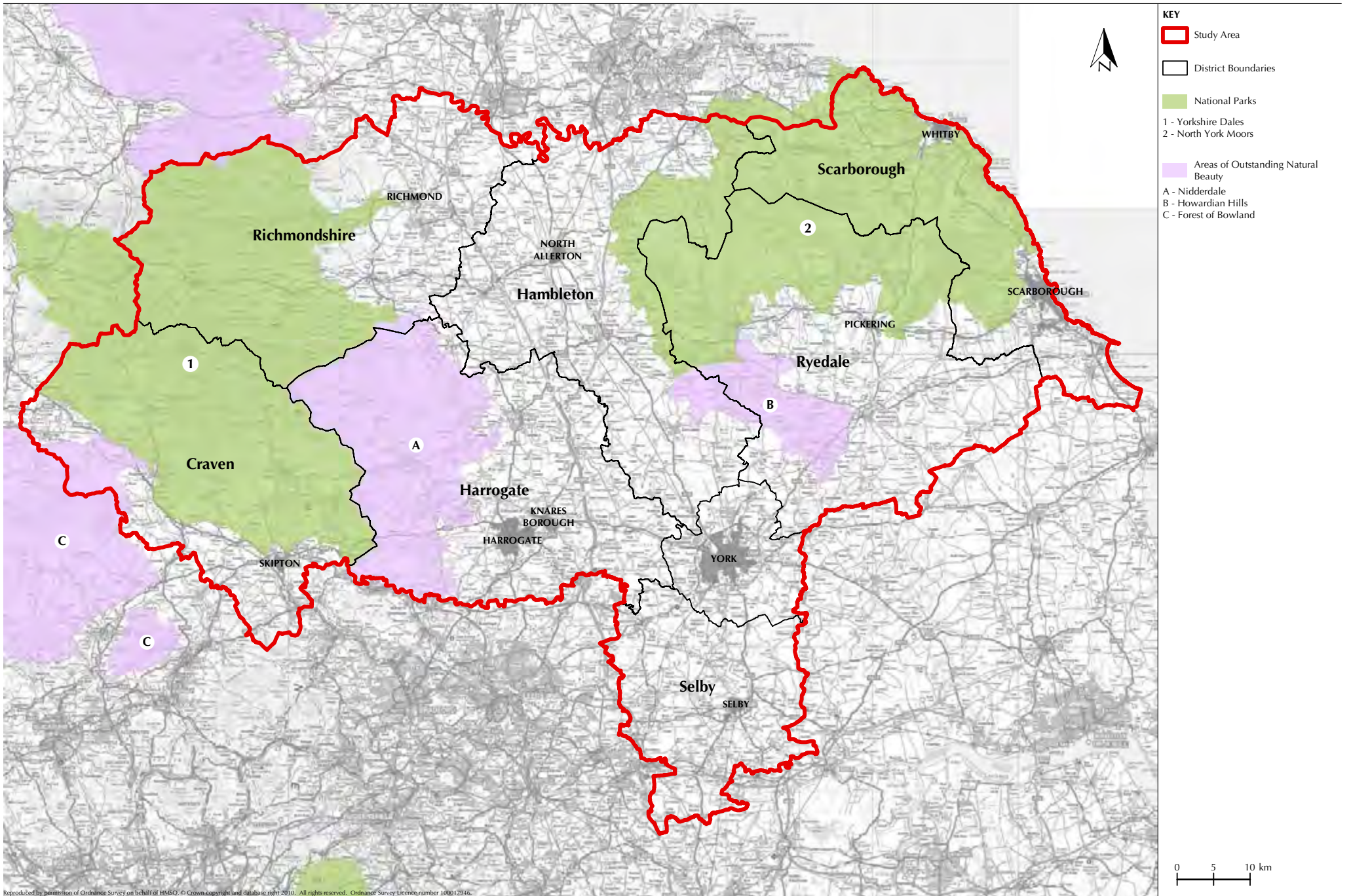
North Yorkshire Council's *North Yorkshire and York Landscape character assessment* provides a reference document for everyone interested in the sustainable management of the countryside, coast and settlements and is intended as a planning and land management tool. It has been one of the principal reference works for this project and a number of the most important maps are reproduced here:





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## 4.2 Geology

The underlying geology of Craven District comprises two types of sedimentary rock: sandstone (Millstone Grit) to the south and limestone (Carboniferous) to the north. The interface between the two forms part of the nationally significant Craven Fault. Between the sandstone uplands of the Southern Pennines (Skipton and Sutton Moors for example) and the Limestone moors and scarps of the Yorkshire Dales (Ingleborough Hill, Settle for example), lies the lowland valleys and hills of the Aire Gap comprising drift deposits of fluvial and glacial origin. The area around East and West Marton for example comprises a striking landscape of glacial drumlins.

## 4.3 Landscape

The solid and drift geology of Craven District defines landscape and setting in a very unique way, perhaps more so than other parts of Yorkshire. Nowhere more aptly illustrates this than the journey by car along the A65, or by train on the Settle to Carlisle railway through the low altitude Aire Gap which links the Vale of York to Lancashire

across the Pennines. The A65 in particular takes in a number of characterful settlements including Gargrave and Ingleton as well as extraordinary views across the Aire and Ribble valleys. Landscape features are strong. There are a number of prominent peaks and hills across Craven that dominate the landscape including the Three Peaks of Ingleborough, Whernside and Pen-y-Ghent as well as Pendle Hill (in east Lancashire).

### *Views*

It is in medium and long landscape views from settlements and key landmarks that Craven excels. These views, from all points of the compass take in a landscape that has changed little since publication of the first Ordnance Survey maps of the region in the 1850s. Landscape legibility is strong, with a recognisable historic grain that in many cases dates back to 15<sup>th</sup> and 16<sup>th</sup> centuries. Good examples of this can be found around East and West Marton and in Lothersdale. Boundaries are a mix of limestone or sandstone drystone wall and hedge, depending on location. Craven is an open landscape with relatively little woodland. The high moors are generally unenclosed areas of heath and bog.

### ***Settlement distribution***

The majority of settlements in the south cling to the edges of the sandstone uplands overlooking flood plains and river systems. The historic and visual relationship between them and their landscapes is strong and relatively untroubled by 20<sup>th</sup> century development. Even Skipton, which can be viewed from many miles in any direction is relatively limited in its growth and intrudes little on the wider landscape. Views from Carleton-in-Craven are good examples of this.

Other settlements such as Burton-in-Lonsdale and High Bentham perch above river valleys, intimately linked to their surrounding landscapes.

### ***Significance***

Although the surrounding landscape clearly make a significant contribution to the character and appearance of all Craven's settlements, the settlements themselves make a significant contribution to the character and appearance of the landscape. This synergy is not common in Britain.

## **4.4 History and archaeology**

### ***Archaeological understanding***

There has been little substantial 20<sup>th</sup> and early 21<sup>st</sup> century development in Craven District and consequently there have been few significant archaeological investigations and few discoveries of substance that shed light on Craven's past. The majority of archaeological research over the past few decades has been associated with the later medieval and early modern periods, principally relating to the industrial landscape.

### ***Prehistoric Craven***

That said, prehistoric activity is evident, particularly on the high moors. Cup-and ring carvings (Skipton Moor); enclosures; and a variety of stray finds of stone, bronze and iron are recorded in the North Yorkshire Historic Environment Record across the District and there is an early Iron Age hillfort on Ingleborough Hill. An excavated Roman villa with earlier Iron Age round houses and associated burials at Kirk Sink near Gargrave attests to change and continuity within the landscape in the 1<sup>st</sup> to 4<sup>th</sup> centuries. A

Roman fortification at Burwen Castle, Elslack and traces of the Roman road from Keighley across the Pennines to the west attest to the importance of the Aire Gap as a routeway across the Pennines from earliest times (North Yorkshire Historic Environment Record).

### **Medieval Craven**

For much of the medieval period, the economic and social life of Craven centred on a mixed economy of arable, animal husbandry and textile working. This is reflected in the inherited character of many settlements such as Sutton-in-Craven and Lothersdale. Within them, former farms and farm cottages retain their weaving lofts, reflecting this varied economy. Plots, and land boundaries on the edge of historic settlements, often reflect the continuing legacy of **'tofts' and 'crofts'**. Tofts were the enclosed productive land of a house plot in the Middle Ages. A croft was an enclosed field used for crops or pasture, typically attached to the toft and worked by the occupier. Together these provided the small-scale farmer with some independence from the communal medieval farming regime.

The present landscape, particularly the lowland areas, comprise field systems that reflect a piecemeal approach to enclosing former open grazing, common open fields and waste since at least the 15<sup>th</sup> century (*North Yorkshire, York and Lower Tees Historic Landscape Characterisation Project*).

The two main medieval power centres in the District were the ecclesiastic Bolton Abbey, an Augustinian House founded in the mid 12<sup>th</sup> century, and the secular Skipton Castle built around the late 12<sup>th</sup> century. A second, smaller castle survives as a motte and bailey earthwork in Burton-in-Lonsdale. Hellifield Peel Tower is a surviving testament to the instability that was still felt in the 15<sup>th</sup> century: a tower house fortified against Scottish raiders.

### ***Industrialisation of the landscape***

From the 15<sup>th</sup> century onwards, Craven became increasingly industrialised albeit on a smaller scale than the West Riding towns further downstream such as Keighley, Bingley and Shipley. Exploitation of minerals including Barytes (eg. Lothersdale) and lead (eg. Cononley), together with quarrying for buildings stone and crushed lime became common. Raygill Quarry (Lothersdale) and Thornton Quarry (Thornton-in-Craven) are two of the largest and longest lasting (both working up to the late 20<sup>th</sup> century). By far the largest industry was textile production and both water (eg. Ickornshaw) and steam powered mills (eg. Carleton-in-Craven) survive in many settlements as a testament to this industry. With the exception of Skipton - and in contrast to towns downstream - textile production remained an essentially rural industry.

The Leeds Liverpool Canal (1770-1781), various Turnpike roads (eg. Keighley and Kendal Turnpike – 1753) and the railways (Settle to Carlisle Railway - 1870s) provided much needed transport links through the Aire Gap.

### ***20<sup>th</sup> Century***

Change in the 20<sup>th</sup> century has left much of the overall landscape character intact, and the historic core of many settlements survives in large part. However, the decline of the textile industry has resulted in the physical loss of many mills since the late 20<sup>th</sup> century. All four of Cowling's mills have been demolished and redeveloped for residential in the late 20<sup>th</sup> and early 21<sup>st</sup> century. Surviving mill chimneys are however, still a common feature in the landscape. By the late 20<sup>th</sup> century many settlements have morphed into dormitory or commuter villages, with residential extensions. There are exceptions. High Bentham, Settle and Skipton for instance, have retained their role as key market centres.

## **4.6 Contemporary character**

### ***Materials***

The majority of Craven settlements retain a significant inherited built environment, constructed in the main out of locally derived natural materials – usually stone and commonly either sandstone (gritstone) or limestone. Brick is an extremely rare material. A common feature is the use of locally sourced sandstone (mostly yoredale series) tiling on roofs, especially within the smaller more rural settlements. Welsh slate is more common in the larger settlements such as Skipton. Later 20<sup>th</sup> century and early 21<sup>st</sup> century developments also utilise stone, although this is predominantly used as a cladding over other materials.

### ***Settlement forms***

Historic grain tends to survive very well in the majority of settlements and their mid 19<sup>th</sup> century form as indicated on Ordnance Survey maps prepared in the 1850s can be easily appreciated. Burton-in-Lonsdale is a particularly excellent example of a settlement with high historic legibility. Extensions to settlements have tended to be relatively

modest, primarily dating to the 1950s and 1960s and the very late 20<sup>th</sup> and early 21<sup>st</sup> centuries. The latter increasingly in the form of brown field development as in Cowling and Sutton-in-Craven where former industrial sites have been redeveloped. Where industrial buildings survive, particularly textile mills, settlement character benefits significantly.

Within settlements, conversions of former agricultural and industrial buildings to residential has been largely complete by the time of this study and there are few village farms and rural industries surviving. The majority of conversions have been sympathetic in terms of materials used and the extent of surviving fabric (for instance, Carleton Mill), although the historic function of the buildings is not always clear. New window and door insertions are a common feature (for example, the former Corn Mill, Low Bradley).

A very common feature throughout Craven, and impacting negatively on character, is the use of uPVC window replacements for traditional timber sash windows



### ***Streetscape***

The public realm or streetscape, tends to be fairly clear of unnecessary clutter but the survival of traditional surfacing materials such as cobbles, setts and stone flags is mixed. Pavements are, in the main, surfaced with asphalt and edged in many cases with traditional sandstone kerbs. Traditional materials survive best in yards, alleys and passages (for instance, Cowling and Glusburn).

### ***Street furniture***

Street furniture is a mix of utilitarian 20<sup>th</sup> century and contemporary 'heritage style'. Lighting columns range from mid 20<sup>th</sup> century concrete and cast iron varieties to contemporary steel tubing. It is with the luminaires that the greatest variety exists. The more recent examples, such as Thornton-in-Craven's heritage style are probably referencing local desire for more characterful street furniture. Traditional cast iron fingerposts survive in many settlements.

## 5.0 Sources and Acknowledgements

### 5.1 Sources

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Ordnance Survey mapping

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*Yorkshire West Riding: Leeds, Bradford and the North, Buildings of England*, Peter Leach and Nikolaus Pevsner (2009)

### 5.2 Acknowledgements

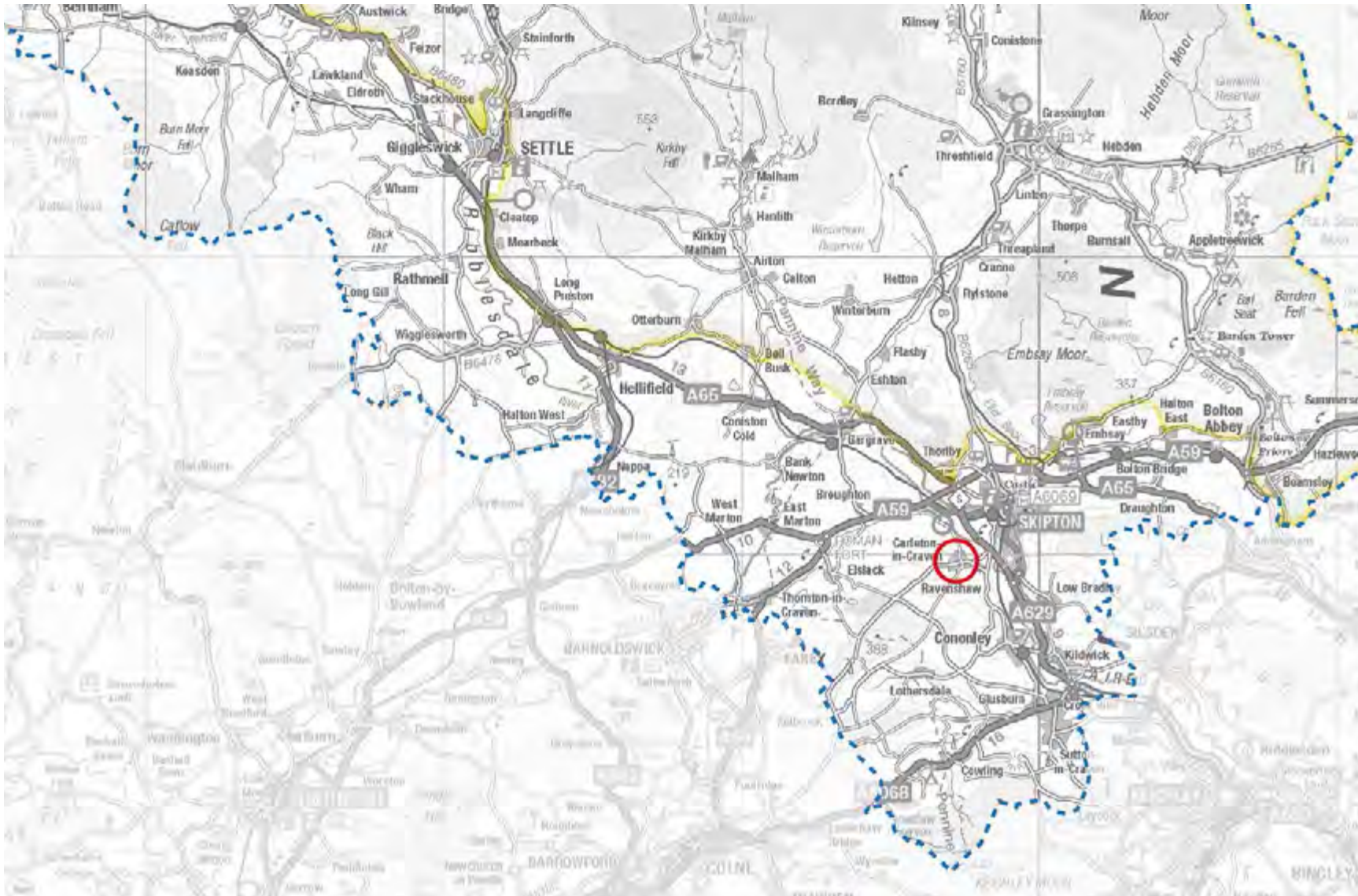
The authors would like to acknowledge the advice, help and support of Henry Cumbers and Sian Watson at Craven District Council and Ian Smith, Neil Redfern and Emma Penny at Historic England.

# Carleton CA012 Draft Allocation Site Assessment August 2016

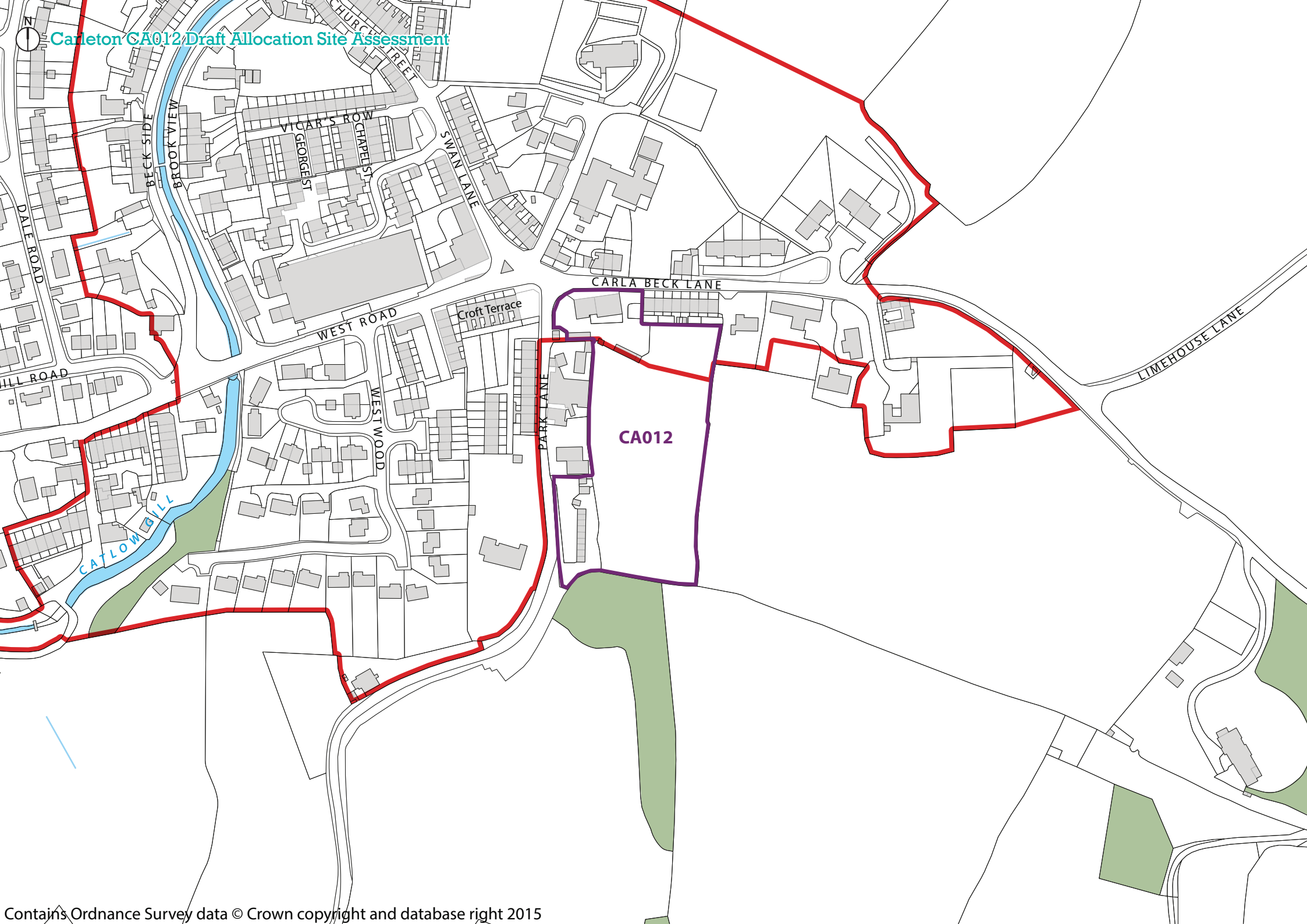
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## Introduction CA012

CA012 forms a self contained plot of land bordered by Carla Beck Lane to the North, Park Lane to the West and open fields to the East and South. The land rises up from north to south. The grade II-listed Grundy Farm is situated in the north-west corner of the site and comprises the farm buildings and former crew yards. The rest of the site comprises enclosed pasture associated with Grundy Farm. Adjacent Park lane is a sunken strip of land containing a number of lock-up sheds. The site lies partially within the Carleton Conservation Area and the rest forms part of its setting.



Carleton



CA012

## Assessment of the contribution of CA012 to the character and appearance of nearby heritage assets

|                                     |                            | Element of heritage asset   |   |   |
|-------------------------------------|----------------------------|---|---|---|
|                                     |                            | Views   | Setting if outside the Conservation Area boundary   | If within the Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset potentially affected | Grundy Farm                | There are views from the rear of Grundy Farm and its associated structures to CA012 to the rear. These are important as they reinforce its character as a farm house and agricultural buildings.  | <p>The draft allocation site forms part of the setting of the grade II-listed Grundy Farm, and is historically part of its in-field system. CA012 is part of the land associated with Grundy Farm and helps contextualise its agricultural character.</p> <p>CA012 makes a positive contribution to the character and appearance of the setting of Grundy Farm.</p>   | The farm buildings make a positive contribution the character and appearance of the Conservation Area both visually and architecturally. Glimpses of fields beyond are important in retaining the farms identity. |
|                                     | Carleton Conservation Area | <p>CA012 can only be glimpsed from within the Conservation Area from Park Lane. The field is slightly higher than the Lane and slopes up from Grundy Farm to the south. Views of the site are largely hidden by the grade II-listed Grundy Farm and Street Houses on Carla Beck Lane.</p> <p>Good views into the site from the Conservation Area will be had from the rear of Street Houses and the front of Park Lane Terrace.</p> | <p>Although largely outwith the Conservation Area, CA012 forms an integral part of the agricultural setting of the settlement being part of the land associated with the grade II-listed Grundy Farm. It is enclosed pasture and is shown on the 1853 Ordnance Survey map. The existing boundaries are all at least early nineteenth century in date.</p> <p>The draft allocation site reinforces the relationship between the historic village and surrounding farmland. This is a key area where the historic 'edge of settlement' survives.</p> <p>Although the field has limited visibility from within the Conservation Area, any new development on it will, through height and massing be very visible.</p> <p>In summary, the majority of CA012 makes a positive contribution to the character and appearance of the Conservation Area but there is potential for some development along Park Lane.</p> | The northern part of the site including the grade II-listed Grundy farm lie within the Conservation Area and comprises principally the farm buildings and associated crew yards.                                  |

## Mitigation

Development of the majority of CA012 would harm the character and appearance of the Conservation Area and the setting of the grade II-listed Grundy Farm. However, part of the draft allocation site comprises a linear area of lock-ups along Park Lane to the south of the Sports and Social Club. This area makes no contribution to the character and appearance of the Conservation Area and there is an opportunity for some linear development along Park Lane. Any development should however reflect the traditional terrace form as exists in Park Lane Terrace and Street Houses. Carefully designed terrace development in this location could enhance the character and appearance of the Conservation Area.

## Conclusion

CA012 forms an important landscape element that helps define the historic 'edge of settlement' of Carleton. In particular, the draft allocation site makes a significant contribution to the setting of the grade II-listed Grundy Farm. The draft allocation site is a predominantly intact part of the historic landscape, which includes boundaries shown on the 1853 Ordnance Survey map. Village farms with their associated in-fields are an increasingly rare survival and this site makes a strong contribution to both the setting of the Conservation Area and to the setting of the grade II-listed Grundy Farm. The site helps retain the legibility of the historic core.

Although views of the site are less important from publically accessible locations within the Conservation Area, development of the site will have a negative visual impact due to the natural slope up from north to south. There is a strong case for extending the Conservation Area boundary to include the draft allocation site and surrounding landscape areas to the east and south.



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**Issued** August 2016

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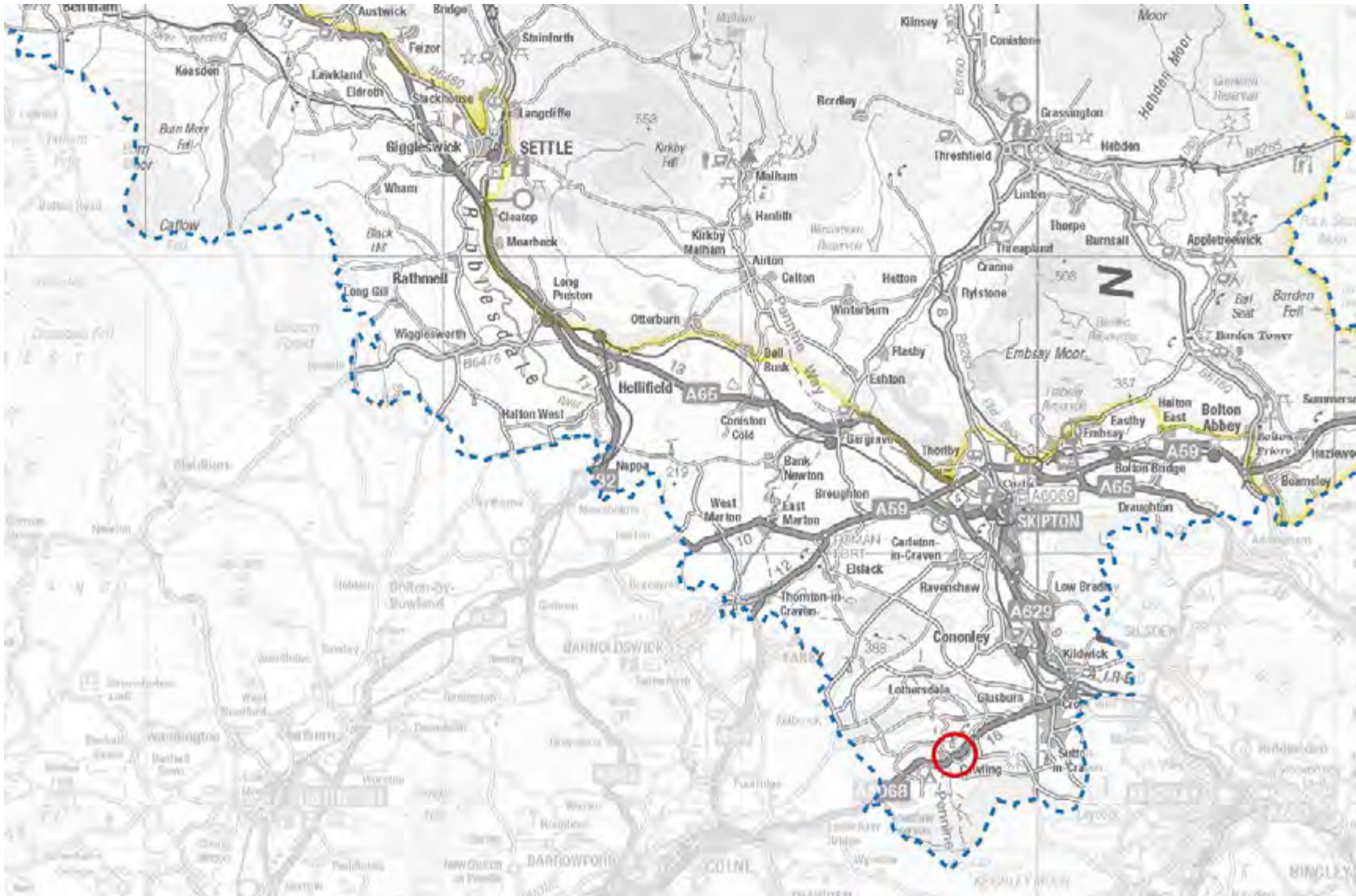
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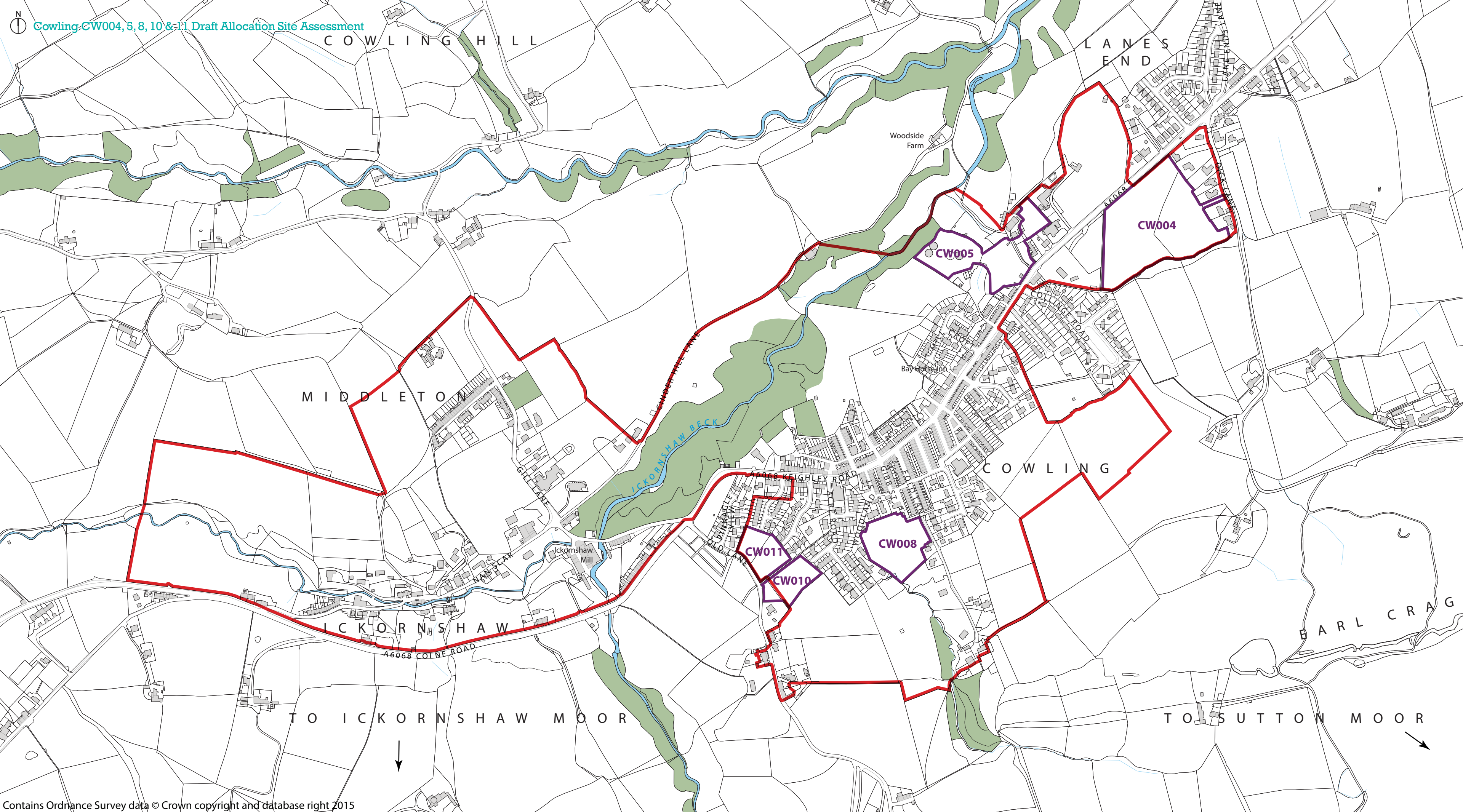
# Cowling CW004, 5, 8, 10 & 11 Draft Allocation Site Assessment August 2016

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Carleton



## Introduction CW004

CW004 is a plot of land between the settlement of Lanes End and the Historic core of Cowling village. The site is bordered to the north-west by Keighley Road, to the north-east by properties fronting onto Dick Lane, to the south-east by open farmland, also the boundary of the Conservation Area and to the south-west by screened private garden. The site lies within the Cowling Conservation Area.

## Assessment of the contribution of CW004 to the character and appearance of nearby heritage assets

|                                     |                           | Element of heritage asset  |   |   |
|-------------------------------------|---------------------------|--|---|---|
|                                     |                           | Views  | Setting if outside the Conservation Area boundary | If within the Conservation Area: contribution it makes to the character and appearance of the Conservation Area   |
| Heritage asset potentially affected | Cowling Conservation Area | <p>CW004 is clearly visible (MF3) from a public footpath which runs from Dick Lane to Keighley Road along enclosure boundaries that form part of the Conservation Area boundary.</p> <p>The majority of the site forms a significant element of the eastern gateway into Cowling and important gateway views to the north and south of Keighley Road (HF4) help define the eastern 'edge of settlement' of the historic core.</p> <p>There are dynamic views of the eastern part of the Conservation Area which includes the draft allocation site, from Dick Lane (MD1) and beyond towards Earl Crag.</p> <p>The draft allocation site can also be seen from Fold Lane beyond Fold Farm (HF3) where the landscape buffer between Cowling and Lanes End can be appreciated in the wider landscape context.</p> | N/A   | <p>CW004 is part of a group of fields shown on the 1853 Ordnance Survey Map. The boundaries have remained untouched since then apart from the ribbon development of late-twentieth century bungalows along Dick Lane.</p> <p>Although the historic core has been partially obscured to the west through the addition of post-war housing around Collinge Road, the draft allocation site is part of an important open space that helps retain the identity and legibility of the former rural industrial settlement. This open space, which includes the sports ground to the north, is an important buffer between Cowling and the late-twentieth and early-twenty-first century development around Lanes End.</p> <p>However, the late-twentieth century ribbon development along Dick Lane has diminished the quality of the open space adjoining these bungalows, so that this part of the proposed allocation site does not make the strong contribution to character and appearance of the Conservation Area that the rest of CW004 does.</p> |
|                                     |                           |  |   |   |

## Conclusion

CW004 plays a key role in conserving the identity of the historic settlement of Cowling. It prevents the coalescing of Lanes End and the historic settlement of Cowling. This is particularly important on the approach to Cowling along Keighley Road as the sign for Cowling is sited on the edge of the settlement of Lanes End. The approach to the historic core is emphasised by the open space beyond this point, including the draft allocation site to the south and the sports field to the north. However, the contribution of the eastern edge of CW004 is diminished by the presence of late 20th century bungalows on Dick Lane.

As well as immediate views from Keighley Road, the importance of this open space can also be appreciated from a distance such as from Fold Lane and Earl Crag. Development of this draft allocation site would see the coalescing of Lane's End and historic Cowling resulting in significant loss of legibility. Therefore, the majority of the draft allocation site makes a positive contribution to Cowling Conservation Area and the setting of the historic core.

## Mitigation

Whilst development of the whole of CW004 will harm the character of the Conservation Area and the setting of the historic core of Cowling, some limited development against existing housing on Dick Lane may be possible. Height and massing would need to reflect existing housing on Dick Lane and not dominate the skyline especially from distant views. Substantial open space would need to be retained in order to ensure clear separation between the two settlements and the retention of the views from Keighley Road (HF4).

## Introduction CW005

CW005 is an irregular area of pasture associated with the historic Woodside Farm and a former sewage works partially screened by mature trees. The site forms part of the open landscape between the settlement of Cowling and the Ickornshaw Beck Valley. The site is bordered to the south-east by West Terrace and Keighley Road, to the north-east by open fields and a sports field, to the north-west by the Ickornshaw Beck Valley and to the south-west by open fields. The site lies within the Cowling Conservation Area.



## Assessment of the contribution of CW005 to the character and appearance of nearby heritage assets

|                                     |                           | Element of heritage asset   |   |  |
|-------------------------------------|---------------------------|---|---|--|
|                                     |                           | Views   | Setting if outside the Conservation Area boundary | If within the Conservation Area: Contribution it makes to the character and appearance of the Conservation Area  |
| Heritage Asset potentially affected | Cowling Conservation Area | <p>CW005 is visible in a number of general and significant views from within the Conservation Area and from public footpaths running through and on its northern edge.</p> <p>A well-used public footpath from Lanes End Lane enters the Conservation Area and draft allocation site by the large sports ground off Keighley Road and traverses its north-eastern edge before running through Woodside Farm and beyond to West View, skirting the residential development of the former Croft Mill.</p> <p>There are exceptional dynamic views into the Conservation Area (HD3) from this footpath of both the immediate environment, including the historic 'edge of settlement' and the landscape beyond.</p> <p>The draft allocation site is clearly visible from within the Conservation Area by the entrance to historic Woodside Farm off Keighley road.</p> <p>From here there are significant views (MF4) across the Ickornshaw Beck Valley with hillside farms and hedged and walled enclosures. The valley floor itself contains relatively dense mature woodland which significantly enhances the view. The historic Woodside Farm lying within the Conservation Area, and its relationship to the later settlement is also clearly legible.</p> <p>There are also interesting glimpsed views from West Lane (MF1) where the rear property boundaries and their interface with open landscape are relatively unchanged since Croft Mill was built in the mid-nineteenth century.</p> | N/A   | <p>The site of the former sewage works is screened by mature trees from the public footpath, Keighley Road and West Lane.</p> <p>The land off Keighley Road including the entrance to Woodside Farm retains the historic relationship between the late-nineteenth century settlement and its landscape setting, particularly the Ickornshaw Beck Valley and hillside beyond. The rear boundaries of West View cottages and number 197 – 221 Keighley Road strongly reflect the northern extent of the original settlement.</p> <p>CW005 makes a significant contribution to the character and appearance of the Conservation Area. Retention of open landscape between the Ickornshaw valley and the settlement edge help conserve and define the character of the historic core.</p> <p>Although mature trees screen the former sewage works the rest of the draft allocation site is clearly visible from a number of locations within and outwith the Conservation Area, and makes a significant contribution, helping to define the relationship between the historic core and its landscape setting. In particular, this is one of the remaining parts of Cowling where the historic 'edge of settlement' is clearly legible.</p> |

## Conclusion

CW005 is an important part of the landscape setting of the historic rural industrial settlement of Cowling. It incorporates an historic farm, Woodside Farm and some of its associated boundaries and fields as shown on the 1853 Ordnance Survey map. The fields help retain the legibility of the historic core, in particular West View cottages and number 197 – 221 Keighley Road.

The landscape, incorporating the wooded Ickornshaw Beck Valley and the hillside beyond is highly visible from Keighley Road (MF4), the rear of West View Cottages (MF1) and public footpaths (HD3).

The retention of the open landscape between the built environment of Cowling and the Ickornshaw Beck Valley is important to conserving the legibility of the historic core and the site therefore makes a strong contribution to the character and appearance of Cowling Conservation Area.

## Mitigation

Development of CW005 would harm the character and appearance of the Conservation Area and the setting of the historic core. If development was to be considered acceptable it should be confined to Keighley Road ensuring that glimpsed views of the landscape beyond are retained. It should be limited in scope and confined to reflecting the style of existing roadside housing.

## Introduction CW008

CW008 is a contained site bordered by Fold Lane to the east, early twenty first-century residential development to the west, open fields to the south and the historic core of Cowling to the north. The site is currently pasture and is a fragment of the historic 'edge of settlement' setting. The site lies within the Cowling Conservation Area.

## Assessment of the contribution of CW008 to the character and appearance of nearby heritage assets

|                                     |                           | Element of heritage asset   |   |   |
|-------------------------------------|---------------------------|---|---|---|
|                                     |                           | Views   | Setting if outside the Conservation Area boundary | If within the Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset potentially affected | Cowling Conservation Area | <p>CW008 is visible from Fold Lane (MF8), a well-used public footpath, and the rear of properties on the settlement edge to the north and north-west.</p> <p>The Wheel House and the Coach House of the former Croft Mill are visible through the draft allocation site from Fold Lane.</p> <p>The site is partially visible from the footpath above Fold Farm (HF3).</p> | N/A   | <p>CW008 is part of the open landscape identified on the 1853 Ordnance Survey map and all the present enclosure boundaries with the exception of the northern boundary date at least to this time. By the late-nineteenth century Croft Mill was built against the western boundary.</p> <p>Fold Lane also dates back at least to the late-eighteenth century.</p> <p>However, the almost complete enclosure of the site by development along Fold Lane to the east and late-twentieth century housing on the site of Croft Mill to the west have diminished its contribution to the character and appearance of the Conservation Area.</p> |

## Conclusion

CW008 is a fragment of the historic landscape edge of the historic core of the rural industrial settlement of Cowling. It is visible from Fold Lane, a well-used public footpath giving access to Hallan Hill and Keighley Moor beyond. However, CW008 now makes only a limited contribution to the character and appearance of the Cowling Conservation Area and the setting of its historic core because of its enclosure by development to the west and to the east. Consequently its character is that of a gap site rather than a part of the landscape setting of the village.

## Mitigation

Development of CW008 might not cause harm to the character and appearance of the Conservation Area if it is designed with thought and care for the characteristics of the Conservation Area. In particular, the southern boundary requires careful treatment because it would form part of the edge of the Cowling as viewed from Fold Lane and other southern vantage points.

## Introduction CW010 and CW011

CW010 and CW011 are two distinct blocks of land separated by a public footpath. They are strongly sloping parcels of land rising up from the north-east. The sites are bordered to the north-west and north-east by early-twenty first century housing, and to the south-east by open fields and to the south-west by Old Lane and a detached dwelling with large garden. Both draft allocations lie within the Cowling Conservation Area.

## Assessment of the contribution of CW010 & CW011 to the character and appearance of nearby heritage assets

|                                     |                           | Element of heritage asset   |  |  |
|-------------------------------------|---------------------------|---|--|--|
|                                     |                           | Views   | Setting if outside the Conservation Area boundary  | If within the Conservation Area: Contribution it makes to the character and appearance of the Conservation Area  |
| Heritage Asset potentially affected | Cowling Conservation Area | <p>CW0010 &amp; CW0011 are both visible from Old Lane and from a public footpath that connects the lane to early-twenty first-century development at Acre Road.</p> <p>The upper slopes adjacent to Old Lane are also visible from Fold Lane.</p> <p>Looking through and across the draft allocation sites from Old Lane, there are good open views of distant landscape to the east.</p> <p>None of these views are significant because the area has been subject to significant change in the late-twentieth and early-twenty first century with the loss of Acre Mill, Carr Mill and the former Methodist Chapel along with substantial residential development.</p> | <p>The western corner of the draft allocation site lies outside the Conservation Area but forms part of its setting.</p> <p>As with the rest of the draft allocation site it makes a negligible contribution to the Conservation Area.</p> | <p>The fields and their boundaries that make up the draft allocation sites are shown on the 1853 Ordnance Survey map and formed part of the historic field systems in the area.</p> <p>However, the loss of Acre Mill and Carr Mill together with subsequent substantial residential development has completely altered the character of the Conservation Area at this point.</p> <p>In summary, the fields that form CW0010 &amp; CW0011 make a negligible contribution to the Conservation Area.</p> |

## Conclusion

The two allocations, CW010 and CW011 are the surviving parts of historic enclosures that, prior to development to the north-west and north-east, were open to Keighley Road. To the north-east and north-west the site would have been open to Acre and Croft Mills. Prior to the early-twenty first century development of these two mills and the site of the former Methodist chapel off Keighley Road, the draft allocation sites would have formed a significant part of the setting of the historic core. However, the legibility of the historic core has been largely eroded through these developments and the draft sites therefore have a negligible contribution to the setting and appearance of the Cowling Conservation Area.

## Mitigation.

Development of these two draft allocation sites will not cause harm to the character and appearance of the Cowling Conservation Area. However, in view of the steeply sloping nature of the draft allocation sites, any development proposals should carefully consider height and massing and the character of the residential area of Pinnacle View. Development should also retain a reasonable green buffer along Old Lane and retain the existing drystone wall boundary.



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**Issued** August 2016

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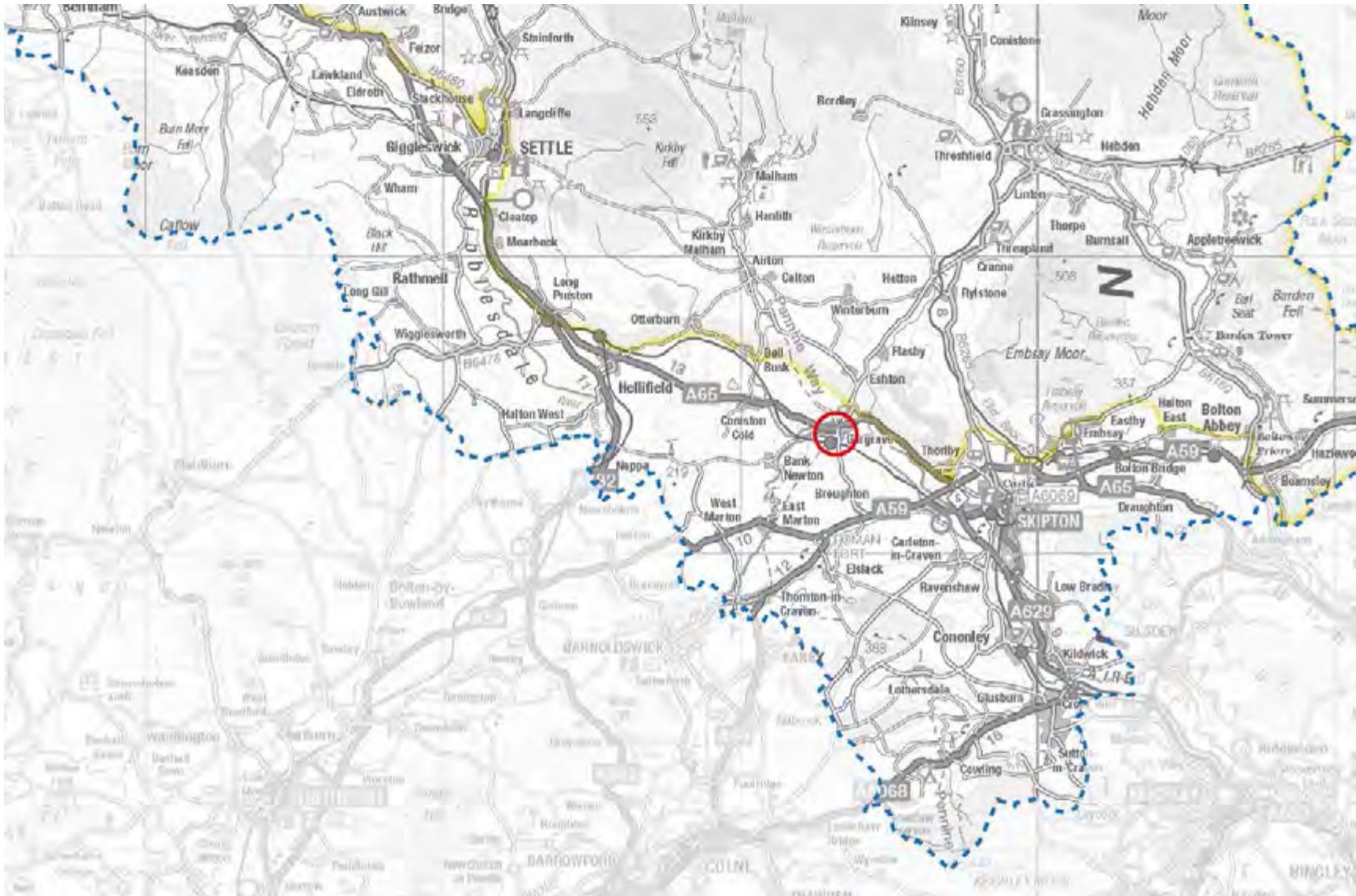
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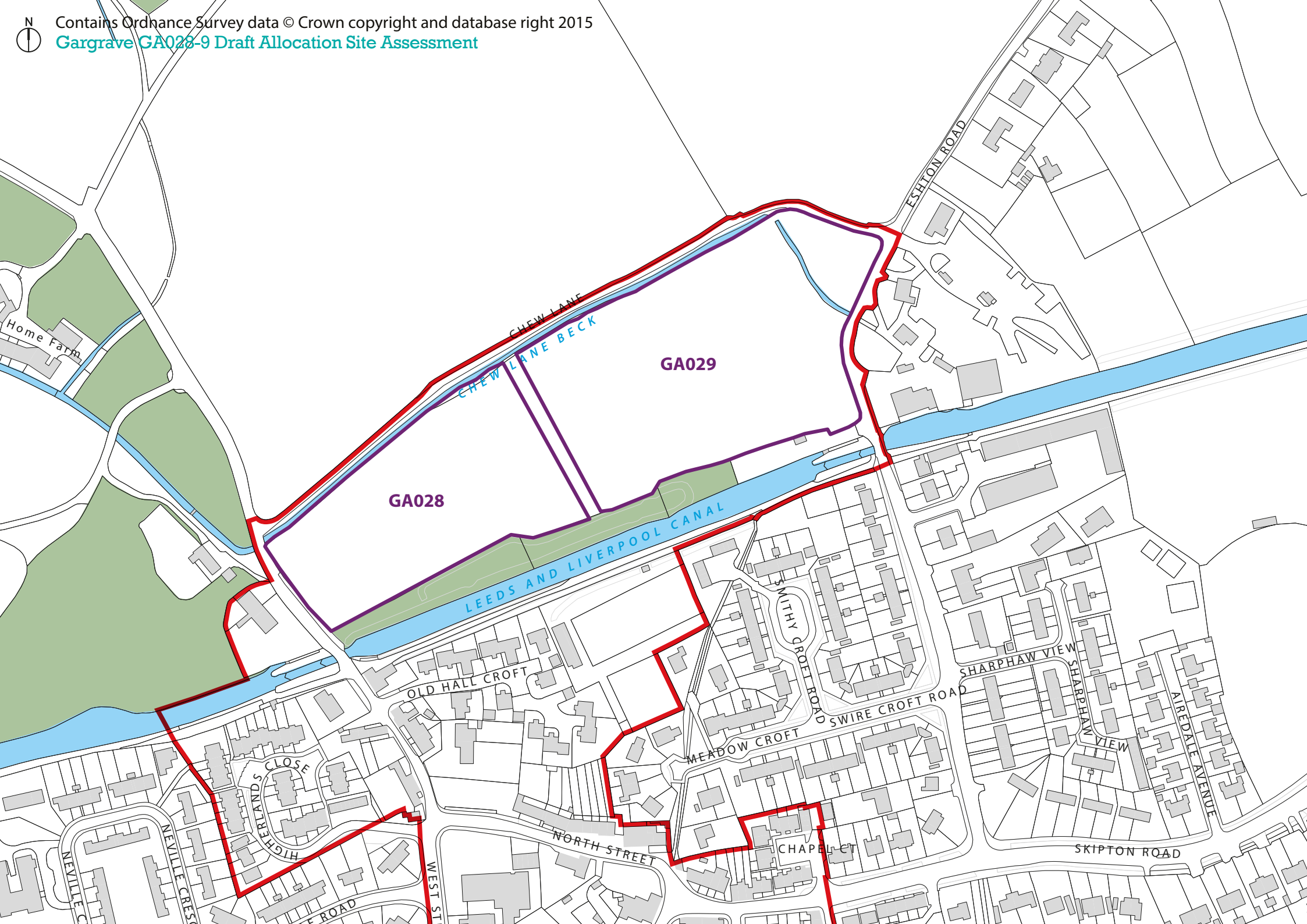
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# Gargrave GA028-9 Draft Allocation Site Assessment August 2016

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Gargrave



## Introduction

GA028 and GA029 form a self-contained plot of land bordered on the south by the Leeds and Liverpool Canal, to the east by Eshton Road, to the west by Mark House Lane and to the north by Chew Lane and Chew Lane Beck. The two draft allocation sites form one large field with a belt of trees along its southern edge. Crossing the Canal at either southern corner are listed bridges with integral locks. The two sites are within the Gargrave Conservation Area.

## Assessment of the contribution that GA028 and GA029 make to the character and appearance of the nearby heritage assets

|                                     |                               | Element of Heritage Asset   |   |  |
|-------------------------------------|-------------------------------|---|---|--|
|                                     |                               | Views   | Setting if outside the Conservation Area boundary | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area  |
| Heritage Asset potentially affected | Low Bradley Conservation Area | <p>GA028 and GA029 are visible in a number of significant views from both within the Conservation Area and on approaching it.</p> <p>These draft allocation sites can be seen from the towpath of the Leeds and Liverpool Canal to the south which is a well-used public footpath. The draft allocation sites are on the opposite bank of the Canal and form the foreground to open countryside. This is viewed through a belt of trees along the north side of the river bank. The Canal has always marked the northern boundary of the core of the village and this view has not changed since at least the nineteenth century.</p> <p>On leaving the village, heading north along either Mark House Lane or Eshton Road, on approaching the Canal there are views across these draft allocation sites to the open countryside beyond. There is a dramatic sense of leaving the settlement on crossing the Canal and seeing this view of open fields.</p> <p>Likewise on entering the village and Conservation Area via either of these routes. GA028 and GA029 allow views to the Canal, its bridges and the periphery of the village.</p> | N/A   | <p>GA028 and GA029 form the northern boundary to the historic settlement along with the Canal. The historic core of the village has always been contained by the Canal to the north, with some limited development along the east side of Eshton Road and the west side of Mark House Lane north of the Canal. The historic core is therefore still legible on this northern periphery, despite some infill.</p> <p>The green character of this stretch of the Canal between the two listed bridges compliments the historic character of the bridges and their locks and enhances the character of the Canal and the Conservation Area. This greenness is derived mostly from the undeveloped character of GA028 and GA029.</p> <p>On Mark House Lane there is a particularly aesthetically valuable area that can best be appreciated from just south of Canal Bridge number 170 on Mark House Lane. The listed bridge and its lock, Higher Land House (a listed building) and attached barn just to the north, its surrounding walls and the fingerpost on the towpath are also complimented by the open countryside of GA028 and GA029 which Higher Land House looks out over.</p> <p>In summary, the two draft allocation sites make a positive contribution to the character of the Conservation Area.</p> |

## Conclusion

GA028 and GA029 form an important site on the northern edge of the Conservation Area that has historically always been undeveloped and formed part of the setting of the historic settlement of Gargrave. They therefore make a strong contribution to the character and appearance of the Conservation Area. They enhance a number of designated and undesignated heritage assets within close proximity including the two listed bridges that traverse the canal (170 and 171).

GA028 and GA029 are important in views approaching and leaving the settlement and Conservation Area as it allows longer views to the countryside beyond.

The undeveloped character of the sites also maintains some of the legibility of the historic settlement, the core of which has always been contained south of the Canal.

## Mitigation

Development on GA028 and GA029 would harm the character of the Conservation Area and the setting of the two listed Canal bridges (170 and 171). If development was considered to be acceptable, it should be built along the routes of Mark House Lane and Eshton Road, allowing views through the development to the fields behind.

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**Issued** August 2016

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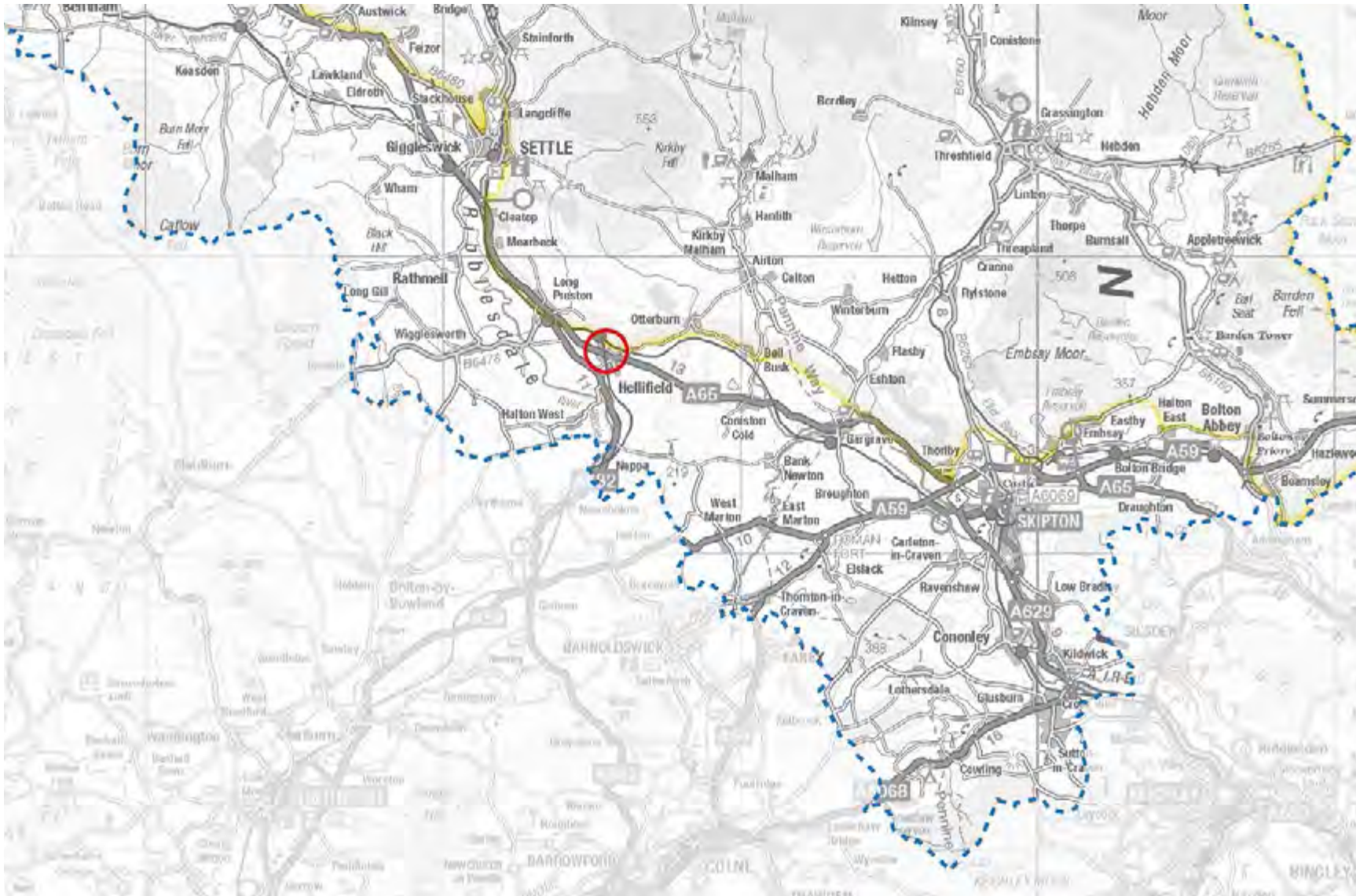


# Hellifield HE013 Draft Allocation Site Assessment August 2016

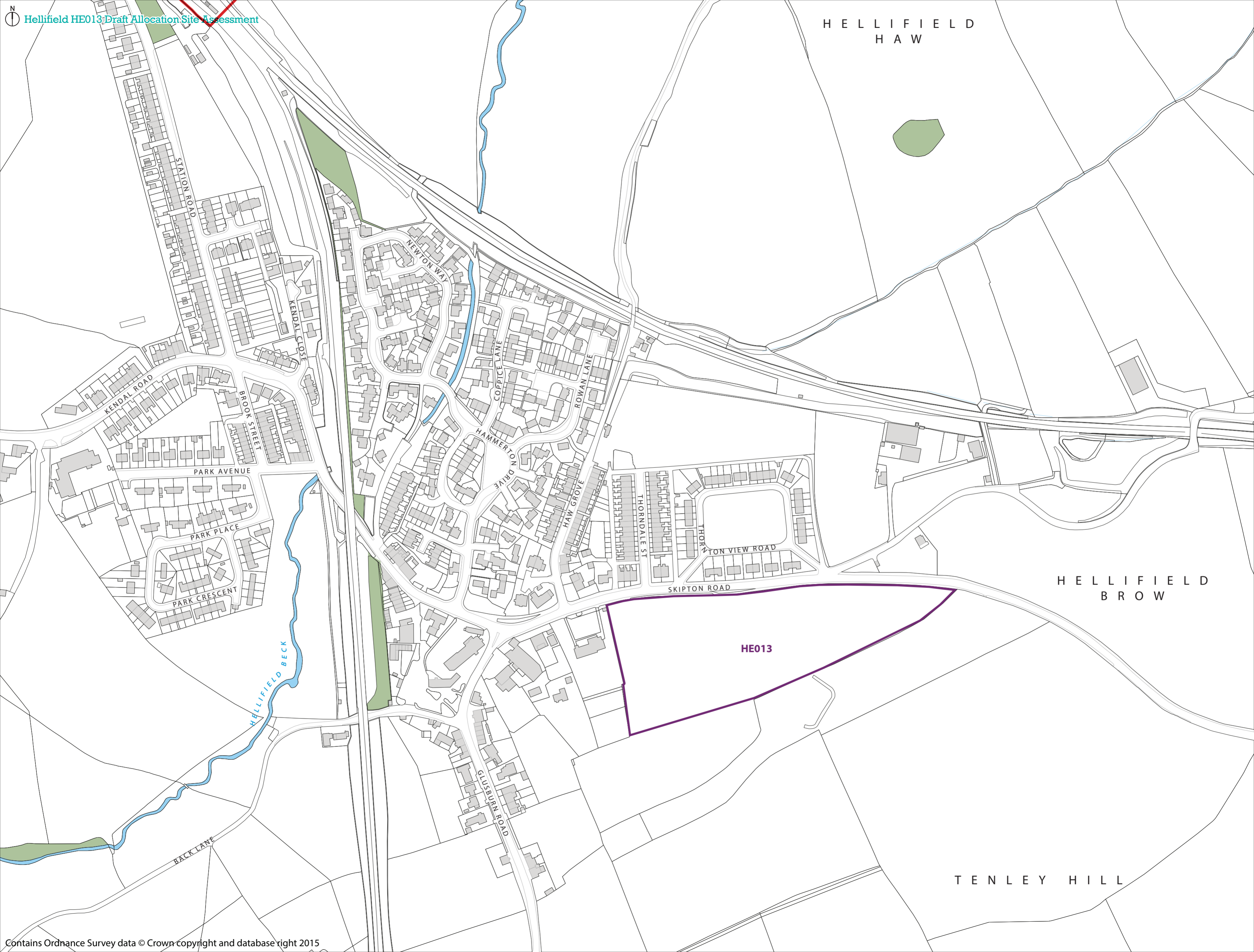
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## Introduction HE013

HE013 is an allocation site for housing on the A65 on south-eastern edge of Hellifield. The site is adjacent to the Grade II listed church of St Aidan and close to 2 Grade II listed buildings – Hellifield House and Rook Cottage. The Settle – Carlisle Railway Conservation Area and the Grade II-listed Hellifield Station are 0.5 miles to the north and the scheduled medieval Hellifield Peel 0.5 miles to the south.



Hellifield



## Assessment of the contribution of HE013 to the character and appearance of nearby heritage assets

|                                     |   | Element of heritage asset   |  |   |
|-------------------------------------|---|---|--|---|
|                                     |   | Views   | Setting if outside the Conservation Area boundary  | If within the Conservation Area: Contribution it makes to the character and appearance of the Conservation Area |
| Heritage Asset potentially affected | Church of St Aidan                          | Some Contribution: HE013 is directly adjacent to the Church and its churchyard, which has low walls onto the countryside, but there is mature screening planting around the edge of the churchyard. | Major Contribution: HE013 is adjacent to the churchyard. The church was built on the edge of Hellifield its setting is little altered, with open countryside on two sides..                              | N/A   |
|                                     | Hellifield House                            | No contribution: there are no significant views of HE013 from the rear of Hellifield House  | No contribution: HE013 is separated from the rear of Hellifield House by gardens and the churchyard and makes no physical or historical contribution to its setting.                                     | N/A   |
|                                     | Rook Cottage                                | No contribution: there are no significant views of HE013 from the rear of Rook Cottage  | No contribution: HE013 is separated from the rear of Rook Cottage House by gardens and the church yard and makes no physical or historical contribution to its setting.                                  | N/A   |
|                                     | Settle - Carlisle Railway Conservation Area | No contribution: HE013 is not visible from the Conservation Area clearly visible from the railway and is the beginning of the open countryside as the railway leaves Settle.                        | No contribution: 0.5 miles from the Conservation Area, on the other side of Hellifield and not intervisible, HE0012 makes no contribution to the physical or historical setting of the Conservation Area | N/A   |

|                                     |                    |   |  |     |
|-------------------------------------|--------------------|---|--|-----|
| Heritage Asset potentially affected | Hellifield Station | No contribution: HE0013 is not visible from Hellifield Station.   | No contribution: HE0013 is 0.5 miles away from the Station and does not form part of its visible or historical setting.  | N/A |
|                                     | Hellifield Peel    | Minor Contribution: HE013 is just visible from the Peel, across several fields and the park, but in these views HE013 is immediately in front of 20th century housing along the A65. This housing does not make a positive contribution to the setting of the Peel. | Minor Contribution: HE013 is on the extreme edge of the landscape setting of Hellifield Peel. The quality of the setting here is poor because the site adjoins Hellifield and the 20th century housing on the other side of the A65. The southern edge of HE0013 is no closer to the Peel than existing housing in Hellifield on Gisburn Road. | N/A |

## Conclusion

HE013 is an important part of the setting of St Aidan's Church and development will cause harm to its setting. Harm to the setting of Hellifield Peel would be limited because of the distance and the presence of the existing housing of Hellifield in this view. The potential impact on other assets is negligible or none.

## Mitigation

Reduce the size of the allocation site in its north-eastern corner. This will reduce the harmful effect on St Aidan's Church.

Any development should be of an appropriate scale and design and largely built from materials that relate to surrounding buildings and the local vernacular. The height and materials of the boundary treatment of the development site should reflect the vernacular of the area.

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**Issued** August 2016

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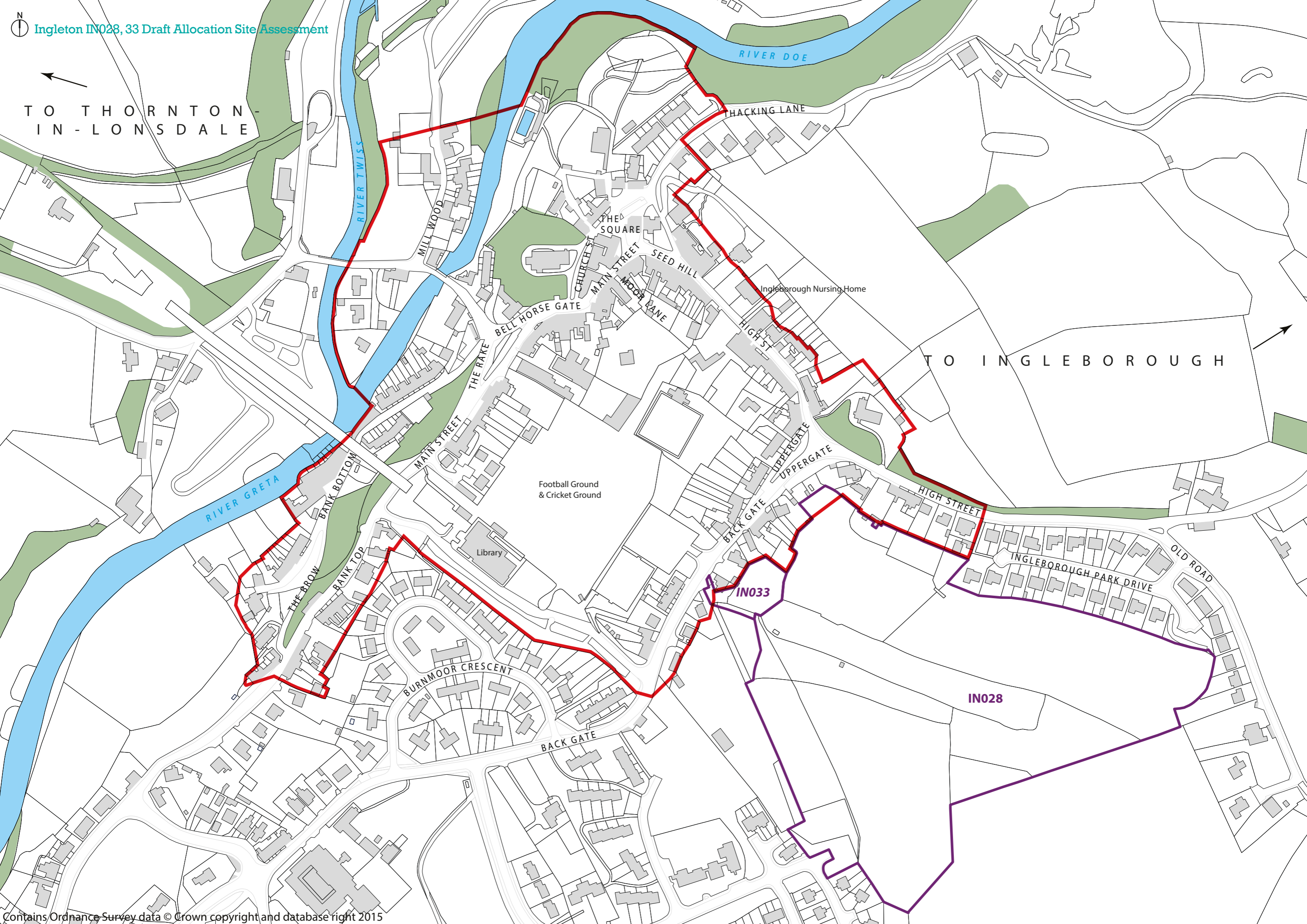
# Ingleton IN028, 33 Draft Allocation Site Assessment August 2016

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Ingleton

TO THORNTON -  
IN - LONSDALE



TO INGEBOROUGH

IN033

IN028

## Introduction IN033 and IN028

IN033 and IN028 are draft housing allocation sites on the eastern periphery of Ingleton village. Part of the site falls within the Ingleton Conservation Area boundary. The two draft allocation sites are joined to one another and so are treated here as one. To the north-west of the draft allocation sites are houses fronting Upper gate and Back Gate and to the south-west is the County Council Depot. To the north-east are houses that front onto High Street. This land is currently agricultural land with stone walls demarcating field enclosures, it slopes downwards to the south.

## Assessment of the contribution that IN033 and IN028 makes to the character and appearance of the nearby heritage assets

|                                     |                                    | Element of Heritage Asset   |  |  |
|-------------------------------------|------------------------------------|---|--|--|
|                                     |                                    | Views   | Setting if outside the Conservation Area boundary  | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area  |
| Heritage Asset potentially affected | Ingleton Conservation Area         | <p>IN033 and IN028 form an important part of the views out of the Conservation Area to the east from Back Gate and Upper Gate. The east side of this street is not as densely built up as many of the other streets in the Conservation Area and there are long views between the houses to the countryside. The draft allocation sites form the foreground of these views. Likewise, there are glimpses of the countryside to the south from High Street.</p> <p>There is a particularly good view from in front of the drive to Pan Well Cottage on Back Gate, through to the landscape beyond.</p> | <p>IN033 and IN028 are a key part of the setting of the Conservation Area on its eastern side. The draft allocation sites form the immediate setting to the Conservation Area and, due to the size of IN028 form a substantial part of this setting. This area of landscape contributes strongly to the character of Back Gate, Uppergate and High Street as part of the historic periphery of the Conservation Area and its historic link with agriculture as a livelihood for some of the inhabitants.</p>   | <p>A very small area of the draft allocation sites falls within the Conservation Area boundary, consisting of a potential entrance track leading from Back Gate. The contribution of the draft allocation sites to the character of the Conservation Area is almost entirely as part of its setting.</p> |
|                                     | Pan Well Cottage – Grade II-listed | <p>Pan Well Cottage is located on the east side of Back Gate, its plot directly adjoins the draft allocation site to the rear. Although the rear of the house could not be inspected, it is assumed that there are windows to the rear of the house that afford good views out over the landscape to the rear.</p> <p>Certainly from the surrounding plot there are excellent views to the east. The garden is enclosed with a stone boundary wall, the same as those enclosing the fields beyond, making the house and its plot appear very much a part of the landscape.</p>                        | <p>The draft allocation sites make a strong contribution to the setting of the listed building which when built in the seventeenth century would have been just outside the centre of Ingleton, surrounded by fields. It is labelled on the 1894 OS map as an inn but would no doubt have owned and worked more of the surrounding land than at present. The materials used in its construction are the same as those used for the field boundaries of the draft allocation sites, giving it a strong visual connection with the landscape.</p> <p>The draft allocation sites are the surviving element of its original setting.</p> | <p>N/A</p>   |

## Conclusion

IN033 and IN028 are an important part of the setting of Ingleton Conservation Area. The sites back onto the houses that front onto High Street, Back Gate and Upper Gate which have always been part of the periphery of the village and the open space behind maintains this character. The sites therefore maintain the clarity of the historic plan form of the settlement and Conservation Area. There are attractive views between houses to these sites and the countryside beyond which are an important part of the village's rural character.

Grade II listed Pan Well Cottage is a seventeenth-century house on the east side of Back Gate. The draft allocation sites behind it form the most important part of its wider setting which historically would have been more extensively rural.

Developing these sites would therefore cause harm to the character of the Ingleton Conservation Area and to the setting of Pan Well Cottage, we recommend that these draft allocation sites are not taken forward in the next iteration of the Local Plan.

## Mitigation

If allocated, development of these sites should allow views from the roads and Pan Well Cottage through any new buildings to the landscape beyond. It should attempt to replicate the form of farm buildings in the landscape rather than create a new extension of the village's suburbs.

# Alan Baxter

**Prepared by** Heloise Palin, Bob Sydes, Richard Pollard, Gemma Fowlie

**Reviewed by** Henry Cumbers - Craven DC and Ian Smith - Historic England

**Issued** August 2016

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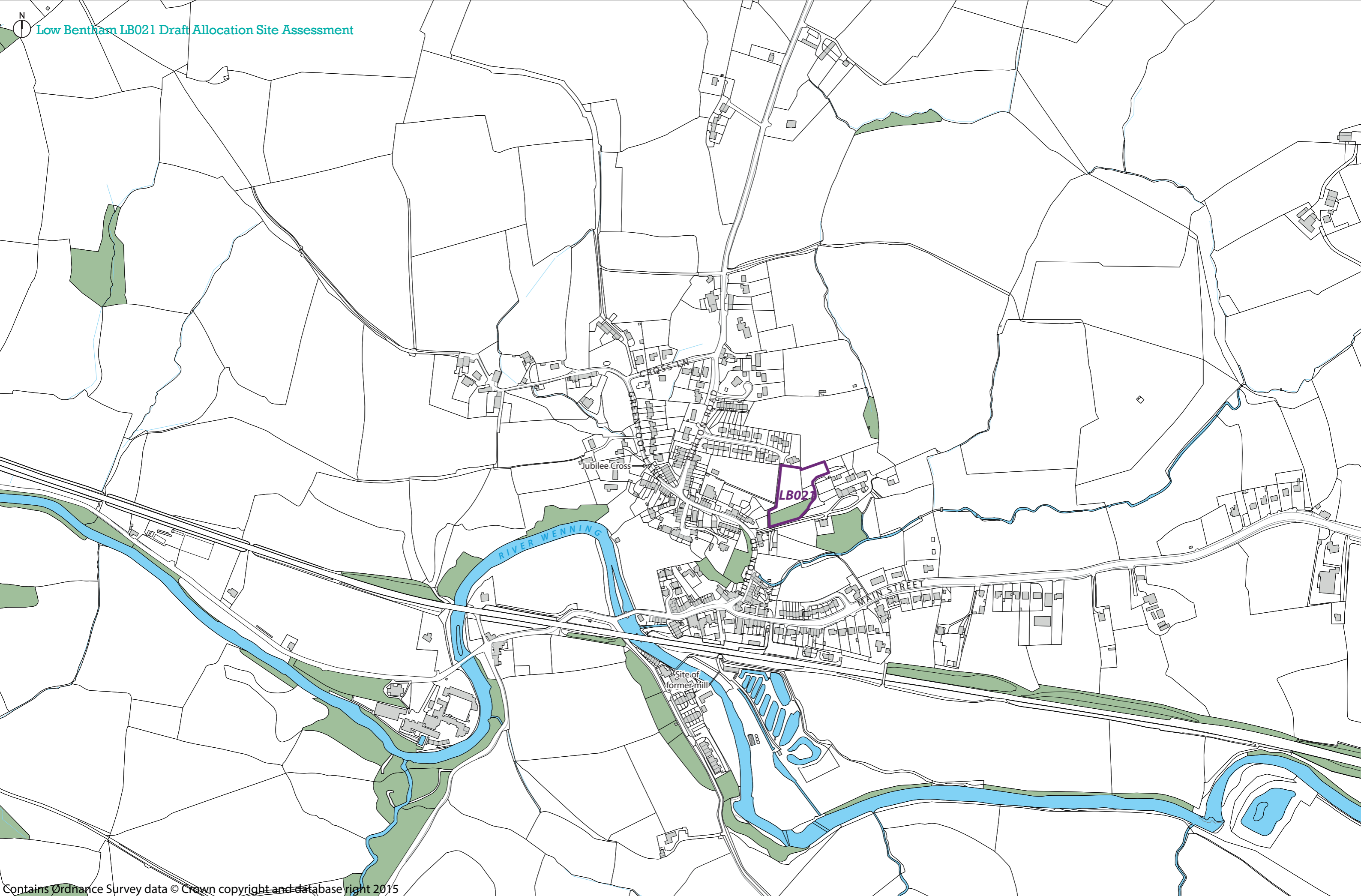
# Low Bentham LB021 Draft Allocation Site Assessment August 2016

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Low Bentham



## Introduction LB021

LB021 is a housing draft allocation site adjacent to the village of Low Bentham. It is a relatively small, 'L'-shaped piece of land with Hillside Road ( a residential street of c.1970s housing) to the north and Ellergill House, a grade II-listed early-nineteenth century house to the south-west. The land is currently an open field.

The site would adjoin the property of Ellergill House including its avenue to the south, accessed from Burton Road and its walled garden to the east. The house was originally built in open fields, down a drive, which is still the case today. Though Hillside Road has encroached on its wider setting there are still fields surrounding the house and its immediate curtilage.

## Assessment of the contribution that LB021 makes to the character and appearance of the nearby heritage assets

|                                     |                                   | Element of Heritage Asset   |   |   |
|-------------------------------------|-----------------------------------|---|---|---|
|                                     |                                   | Views   | Setting if outside the Conservation Area boundary   | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area |
| Heritage Asset potentially affected | Ellergill House (Grade II listed) | <p>The primary elevation of Ellergill House faces south with the intention that the primary views would be in that direction towards the river valley.</p> <p>The position of the walled, formal garden directly to the north-east of the house may well preclude most direct views of LB021 from the house, however without an internal inspection of the house this is impossible to confirm. It is likely that from the west side of the house it is possible to see LB021, particularly in winter when the tree cover is less dense.</p> <p>From the immediate setting of Ellergill House and the possibly curtilage-listed structures around the house (the walled garden almost certainly is) the site will be clearly visible and forms their immediate setting. The house and its associated structures are clearly visible from LB021.</p> <p>In summary, although the draft allocation site is not a part of the most significant views from Ellergill it is an immediate part of its setting and the setting of its curtilage structures and therefore important to their surrounding views.</p> | <p>LB021 is an important part of the setting of Ellergill House. It separates the house and its curtilage from the rest of the village and allows the listed building to be understood in something close to its original setting.</p> <p>The long avenue drive from Burton Road illustrates that the design intention was for the house to be located away from the centre of the village, surrounded by open countryside but within access of the village.</p> <p>Tree Preservation Orders are in place here.</p> | N/A   |
|                                     |                                   |   |   |   |

## Conclusion

LB021 contributes to the setting of the grade II listed Ellergill House as part of its adjoining open space.

Although the main views from the house are from the south, it's very likely the draft allocation site can be seen from the north and/or east sides of the house internally and externally. The site is certainly visible from some of the curtilage structures (whether curtilage-listed or not cannot be clarified here). Trees on the site have TPOs.

Development on this site would have a harmful impact to the setting of Ellergill House and would affect what may well be curtilage-listed structures (see Mitigation). We would therefore recommend this draft allocation site does not go forward into the next version of the Local Plan.

## Mitigation

Maintaining some separation with open space between Ellergill House and its immediate curtilage and any new development is important if this site was developed, this would entail reducing the developable area. The avenue that forms the house's drive is an attractive aspect of its curtilage too and any development should be recessed from it and not entail the felling of trees along it, which have TPOs on them. Access to any new development should be from Hillside Road to avoid altering the avenue to Ellergill House.

LB021 appears to include part of a high stone wall adjoining the walled garden. This appears to be shown in the 1850 OS map of the site and is therefore very likely to be curtilage-listed. An assessment would need to be made of the wall's significance if housing were to be developed here. Retaining this wall would be the best solution.

# Alan Baxter

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**Reviewed by** Henry Cumbers - Craven DC and Ian Smith - Historic England

**Issued** August 2016

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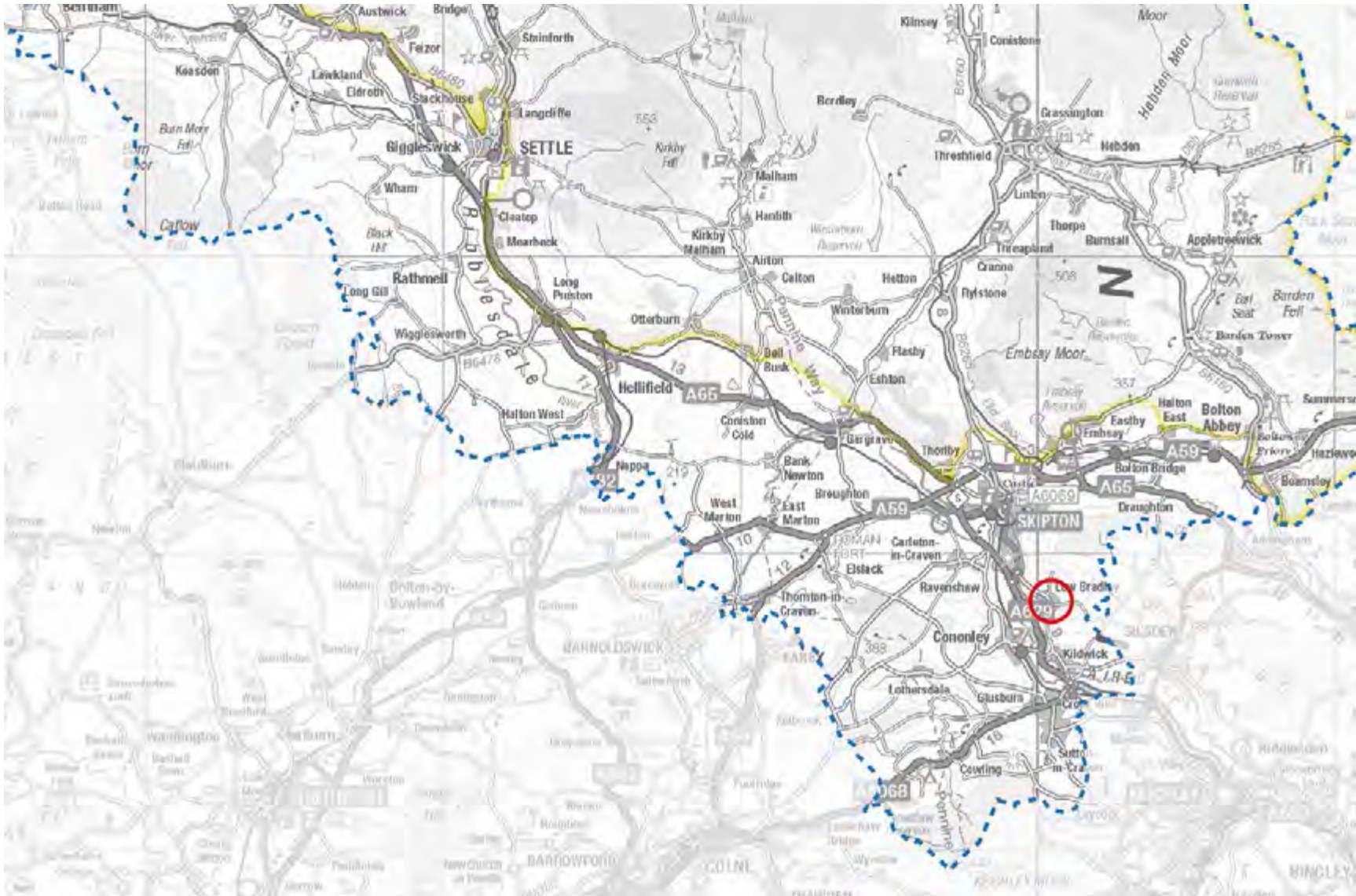
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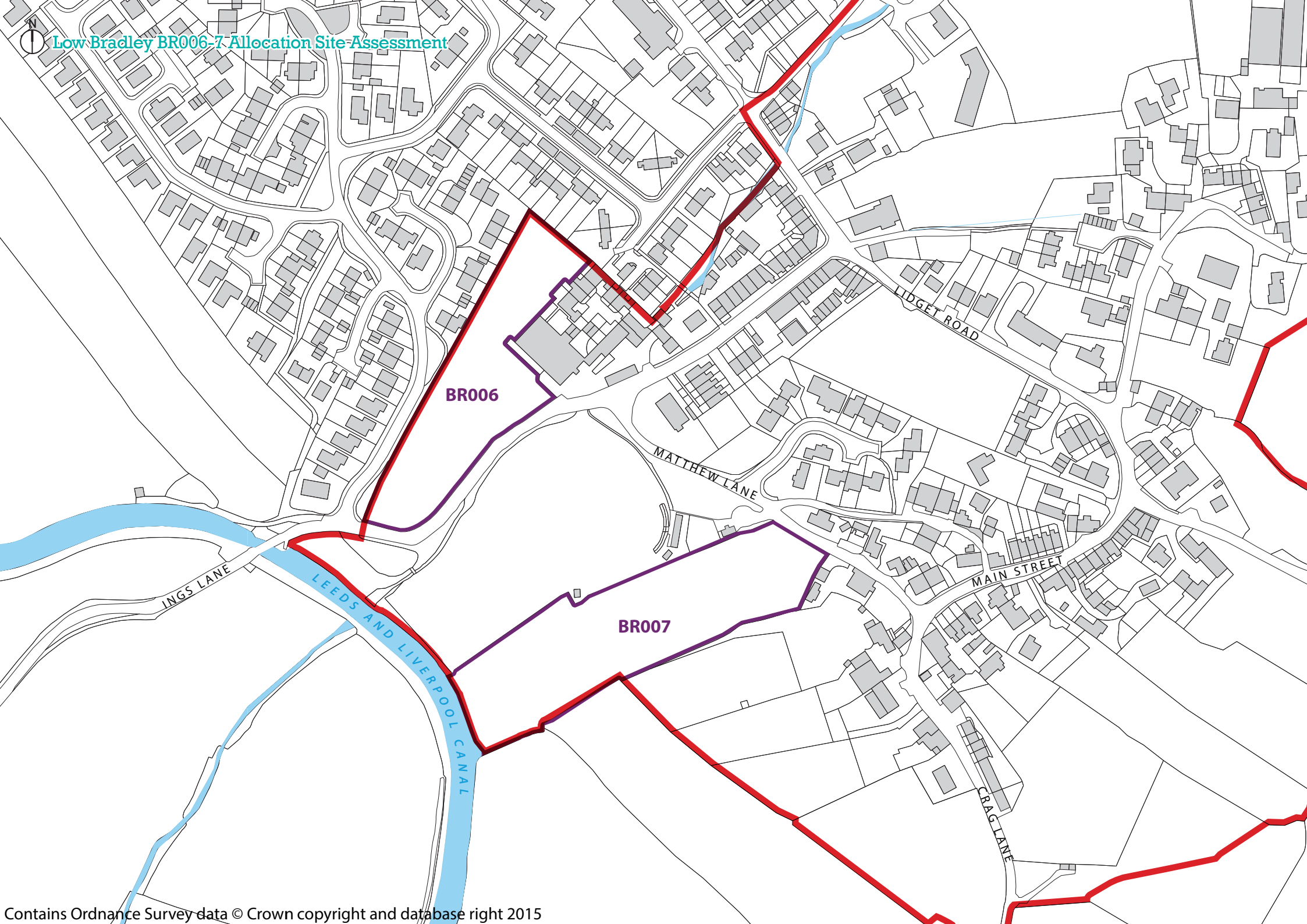
# Low Bradley BR006-7 Draft Allocation Site Assessment August 2016

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Low Bradley





## Introduction BR006

BR006 is a draft housing allocation site on a piece of undeveloped land between Ings Lane and Ings Drive within the Bradley Conservation Area. Ings Lane is one of the major approaches to the village from the A629. The Conservation Area boundary runs along the north-eastern and north-western boundaries of the draft allocation site. To the west is a mid-twentieth century housing estate and to the north and north-east is the historic core of the village, within the Conservation Area. The Leeds and Liverpool Canal runs to the south-west.

## Assessment of the contribution that BR006 makes to the character and appearance of the nearby heritage assets

|                                     |                               | Element of Heritage Asset  |   |   |
|-------------------------------------|-------------------------------|--|---|---|
|                                     |                               | Views  | Setting if outside the Conservation Area boundary | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset potentially affected | Low Bradley Conservation Area | BR006 forms the setting to Bradley Mill, a prominent historic building within the Conservation Area. The main views towards this identified key building are from the south-west on Ings Lane or from the banks of the Canal. These are identified as significant views from within and around the Conservation Area. BR006 allows clear views towards the Mill with the historic village behind. It provides some separation physically and visually between the historic village (the designated Conservation Area) and the mid-twentieth century housing estate, particularly important in these views from the south-west. | N/A   | BR006 is highly a visible area of open space from major public routes (Ings Lane and the Leeds and Liverpool Canal).<br>The site is important to the setting of the historic village and especially the former Bradley Mill, a Key Building in the Conservation Area.<br>The site indicates clearly the historic boundary between the old village and the twentieth-century housing estate and is therefore important to maintaining the legibility of the historic village core.<br>It is also what remains of an historic field which retains its traditional dry-stone walls.<br>The relationship between the Canal and the village has always been defined by open fields and the views they afford. BR006 is therefore a part of the historic character of this periphery. |

## Conclusion

The majority of BR006 makes a strong contribution to the character and appearance of the Bradley Conservation Area. It forms the setting of the former Bradley Mill building which is a Key Building and very prominent on the route into the Conservation Area from the south-west. The site is therefore very important in allowing the dramatic views of the former Mill from the south-west both towards the Conservation Area from Ings Lane west of the Swing Bridge and from within the Conservation from the Canal and Ings Lane, east of the Swing Bridge.

The site also provides some visual separation between the historic settlement (within the Conservation Area boundary) and the mid-twentieth century housing development to its west (outside the Conservation Area boundary). This preserves the clarity and legibility of the historic core of the village.

The views to the south from the periphery of the village look out over the Aire Gap with the Leeds and Liverpool Canal in the foreground, these are defining views and appreciable

from BR006. Likewise the views from the Canal towards the southern edge of the village have not substantially changed for at least a century making this an historically and aesthetically important periphery.

That part of the site identified as making strong contribution to the character of the Conservation area should remain undeveloped.

The remainder should only be developed if there are public benefits which outweigh that harm and if so, it be developed in line with the mitigation measures set out in the next section.

## Mitigation

Some very limited development on the northern extremity (north of the former Mill) that was recessed on the western side of the Mill could be acceptable in terms of the impact on the Conservation Area. This however, may not be possible to develop since accessing this site may be impossible without creating a road on the south-west side of the Mill which would have a negative impact on views.

If appropriate access was found to be achievable, the design of the development should address the south-west since the views from this direction are so important to the character of the Conservation Area.

## Introduction BR007

BR007 is a draft housing allocation site occupying a field that stretches between Matthew Lane and the Leeds and Liverpool Canal. On the other side of Matthew Lane is the edge of the village development. The site falls wholly within the Bradley Conservation Area.

## Assessment of the contribution that BR007 makes to the character and appearance of the nearby heritage assets

|                                     |                               | Element of Heritage Asset  |   |  |
|-------------------------------------|-------------------------------|--|---|--|
|                                     |                               | Views  | Setting if outside the Conservation Area boundary | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area  |
| Heritage Asset potentially affected | Low Bradley Conservation Area | <p>The site has prominent views within the Conservation Area both to and from Matthew Lane and the Leeds and Liverpool Canal. This is the historic boundary to the settlement and the relationship of open fields between Matthew Lane and the Canal is important to its character and the legibility of the historic settlement.</p> <p>The site is also part of the foreground of the long view across the Aire Gap from Matthew Lane which is a dramatic part of the setting of the village and its Conservation Area.</p> <p>It is also an important aspect of the long view from the north-west of the draft allocation site (from Ings Lane, the car park by the Canal or the Canal itself). This view looking south-east towards Bradley Moor is a dramatic scene along the historic edge of the settlement. The crofts and tofts of the peripheral dwellings are discernible from the historic field boundaries. BR007 is a key part of the foreground of this view and one of the historic open spaces that defines the edge of historic Low Bradley.</p> | N/A   | <p>BR007 is a highly visible area of open space from major public routes (Matthew Lane and the Leeds and Liverpool Canal).</p> <p>It is an historic field (it is unchanged since the 1891 OS map) that forms part of a series of historic tofts, crofts and larger fields beyond that survive on the south-western side of the Conservation Area. It therefore contributes to the survival of an historic periphery of the village.</p> <p>The site is important to the setting of the historic village and its relationship with the Leeds and Liverpool Canal. The relationship between the Canal and the village has always been defined by open fields and the views they afford. BR007 is therefore a part of the historic character of this periphery.</p> |

## Conclusion

BR007 makes a strong contribution to the character and appearance of the Conservation Area as an important part of a well-preserved historic periphery of the village. It is also important in views between Matthew Lane and the Leeds and Liverpool Canal, as well as the long distance views out of the Conservation Area to the south over the Aire Gap and to the south-east towards Bradley Moor across this south-eastern edge of the village.

It is therefore not recommended that BR007 continues as an draft allocation site.

## Mitigation

Any development on this site will cause harm to the character and appearance of the Conservation Area.



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**Reviewed by** Henry Cumbers - Craven DC and Ian Smith - Historic England

**Issued** August 2016

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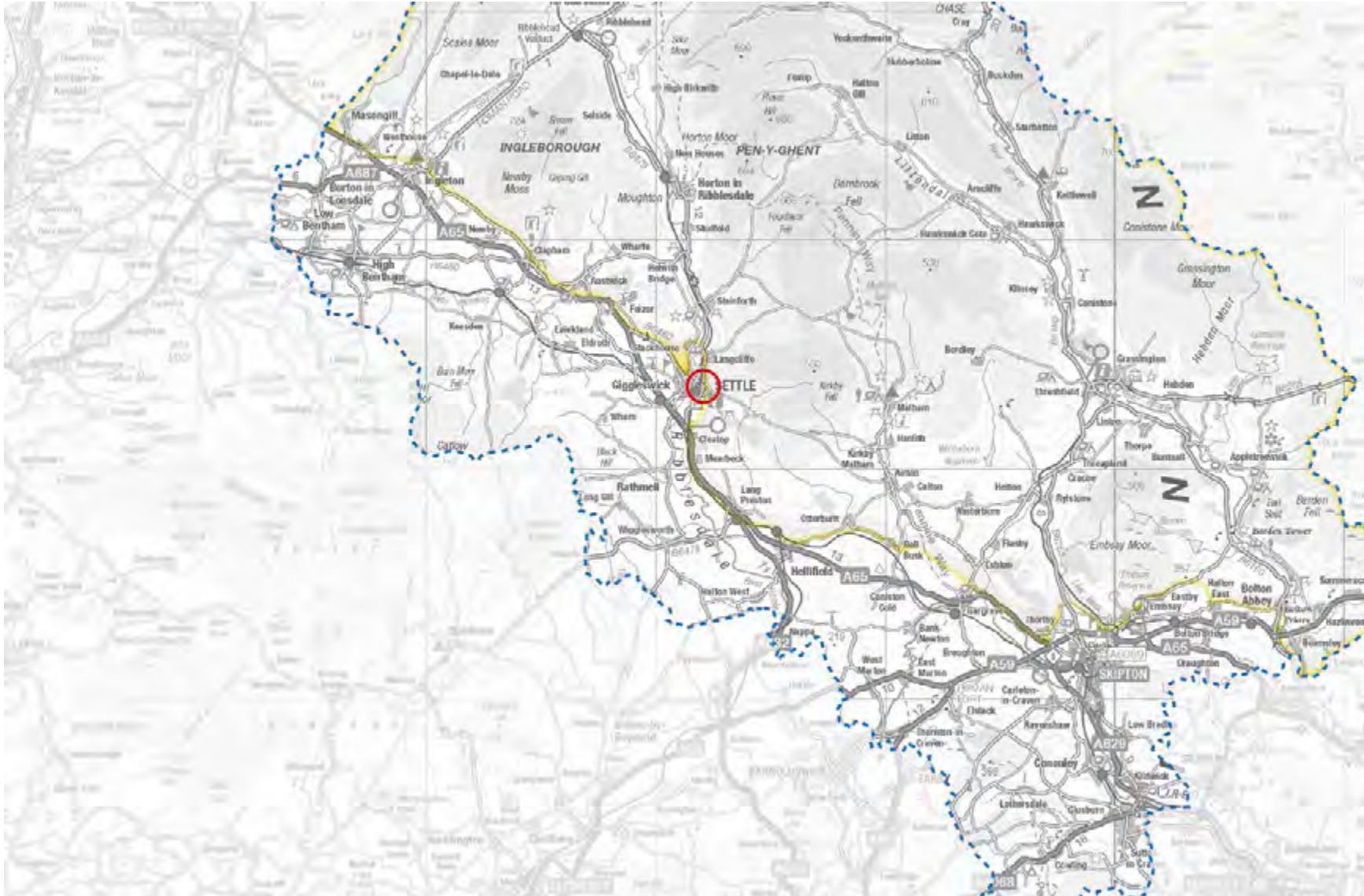
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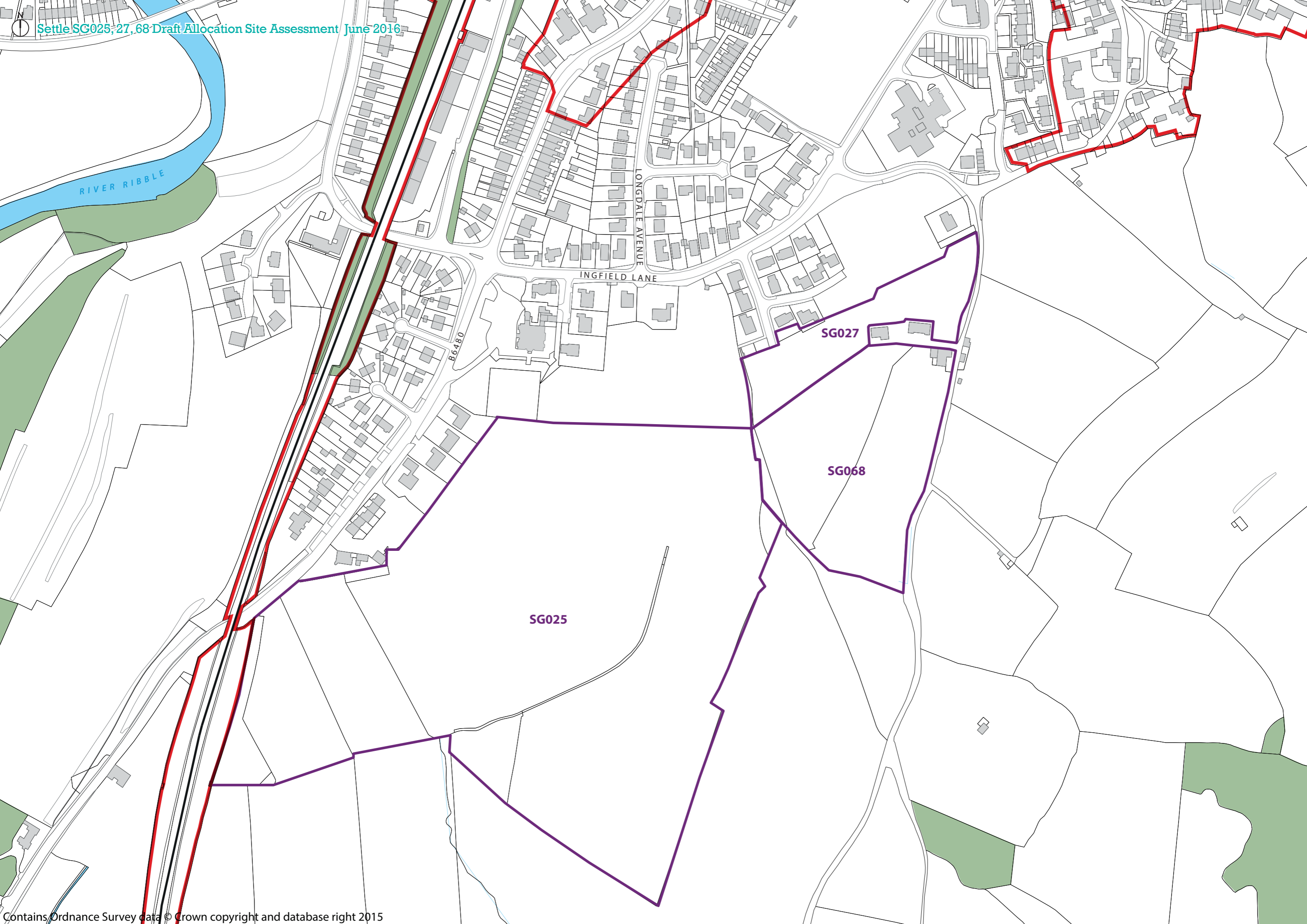
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# Settle SG025, 27, 68 Draft Allocation Site Assessment August 2016

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Settle



RIVER RIBBLE

LONGDALE AVENUE

INGFIELD LANE

B6480

SG027

SG068

SG025

## Introduction: SG025

SG025 is a mixed housing and employment draft allocation site on the southern periphery of the town of Settle. There is a large Conservation Area in Settle, from which SG025 is distantly visible from the southern boundary of the Conservation Area on Duke Street and Ingfield Lane. The Settle and Carlisle Railway runs along the western boundary of the site and this is also a Conservation Area. Directly to the north of the boundary of the draft allocation site is the Falcon Manor Hotel, a grade II-listed Victorian house, now hotel; its landscaped garden adjoins the allocation site. There is consent for development on the field to the east and south east of the hotel.

## Assessment of the contribution that SG025 makes to nearby heritage assets

|                                     |   | Element of Heritage Asset   |  |   |
|-------------------------------------|---|---|--|---|
|                                     |   | Views   | Setting  | If within a Conservation Area: contribution it makes to the character and appearance of the Conservation Area |
| Heritage Asset potentially affected | Falcon Manor Hotel (Grade II Listed)        | SG025 makes an important contribution to views from the Falcon Manor Hotel. It is directly adjacent to the formal terraced garden of the building which has low walls to allow long views out over the countryside of which SG025 is a very visible element. The building and its garden were clearly positioned and designed to take advantage of the wider landscape of which SG025 forms the foreground. | SG025 is directly over-looked by the garden-front of the hotel building and by its garden. The countryside was clearly conceived as an 'extension' of the garden and the building was designed to allow views across the landscape. SG025 makes a major contribution to its setting. | N/A   |
|                                     | Settle - Carlisle Railway Conservation Area | There are fine views out over SG025 towards the scarp of the National Park to the east. This landscape context is an important part of the character of the Conservation Area, and makes for a memorable departure south out of the built-up confines of Settle.  | SG025 is a large parcel of pasture that makes a strong contribution to the character of the Conservation Area as a part of its unspoilt upland landscape setting, stretching here uninterrupted eastward to the National Park.   | N/A   |
|                                     | Settle Conservation Area                    | SG025 is only just visible in distant views from the southern periphery of the Conservation Area and makes a very minor contribution to the views from it.  | The views of open countryside make a positive contribution to the Conservation Area's setting but are very distant. The draft allocation site therefore makes a negligible contribution to the Settle Conservation Area's setting.   | N/A   |

## Conclusion

SG025 is an important part of the setting of the Grade II listed Falcon Manor Hotel and the Settle-Carlisle Railway Conservation Area and in the views from these heritage assets. Development on this site will cause considerable harm to the setting of these heritage assets, affecting views from them and some very minor harm to the setting of the Settle Conservation Area.

## Mitigation

Reduce the size of the draft allocation site to its north-eastern corner. This will reduce the harmful effect on the Grade II listed Falcon Manor Hotel and the Settle - Carlisle Railway Conservation Area.

Any new development should attempt to reflect the development pattern and character of agricultural buildings in the landscape rather than form an extension to the town's suburbs.

## Introduction: SG027

SG027 is a small housing draft allocation site on the southern periphery of the town of Settle. There is a large Conservation Area in Settle, from which SG027 is visible from the southern boundary of the Conservation Area on Inglefield Lane. Although the site is possibly just visible from the Falcon Manor Hotel and the Settle – Carlisle Railway, they are sufficiently distant and development has consent on the field between the Hotel and SG027, so these will be not considered as part of this assessment. The Yorkshire Dales National Park is to the east of the site.



## Assessment of the contribution that SG027 makes to nearby heritage assets

|                                     |                          | Element of Heritage Asset   |   |   |
|-------------------------------------|--------------------------|---|---|---|
|                                     |                          | Views   | Setting   | If within a Conservation Area: contribution it makes to the character and appearance of the Conservation Area |
| Heritage Asset Potentially Affected | Settle Conservation Area | SG027 forms a part of the views from Inglefield Lane out across open countryside. The site is seen from the Conservation Area at an angle. There are already buildings within this the view to SG027, including a farmhouse in the foreground and farm buildings beyond the site (to the south). There are also allotments on the east side of the site which have small structures on them. SG027 therefore makes some contribution to the views from the Conservation Area. | SG027 forms part of the wider landscape setting of the Conservation Area to the south. It is however seen obliquely from the Conservation Area's boundary and there are already buildings around the site, reducing its value as open countryside. It is also a small site, adjacent to existing development. | N/A   |

## Conclusion

SG027 makes some contribution to the setting of the Settle Conservation and is visible in views. The oblique angle it is viewed from consented development for the field adjoining to the west, and the existing farm buildings around the site reduce the harm that development would have here.

## Mitigation

New development should reflect the character of agricultural buildings set within the landscape, retaining and incorporating stone boundary walls as boundaries.

## Introduction: SG068

SG068 is an draft allocation site on the southern periphery of the town of Settle. It adjoins SG027 on its northern boundary and SG025 to the west. To the east is the Yorkshire Dales National Park. There is a large Conservation Area in Settle; SG068 is visible from the southern boundary of the Conservation Area on Inglefield Lane. SG068 is also visible from the Falcon Manor Hotel and the Settle - Carlisle Railway Conservation Area. There is consent for development on the field to north west, between the allocation site and the Falcon Manor Hotel.

## Assessment of the contribution that SG068 makes to nearby heritage assets

|                                     |   | Element of Heritage Asset  |  |   |
|-------------------------------------|---|--|--|---|
|                                     |   | Views  | Setting  | If within a Conservation Area: contribution it makes to the character and appearance of the Conservation Area |
| Heritage Asset Potentially Affected | Settle Conservation Area                    | SG068 is visible from Ingfield Lane. There are a couple of farm buildings in the foreground which slightly obstruct the view but it is apparent that SG068 is an open field with a walled boundary that makes a moderate contribution to the Conservation Area.  | SG068 is a part of the wider landscape setting the south of the Settle Conservation Area. However, it is a relatively small area that is not immediately adjacent to the Conservation Area boundary, and the consented development to the west will diminish the sense of openness. It therefore makes a moderate contribution to setting. | N/A   |
|                                     | Falcon Manor Hotel (Grade II listed)        | The view of SG068 from the Hotel is part of the open landscape looking towards the countryside of the National Park. The views are limited by more recent development to the east of the Hotel and will be substantially impeded by consented development on the field between the Hotel and SG068, which would prevent SG068 from being visible from the Hotel.                                     | SG068 is part of the wider landscape setting of the Hotel; it appears the house was designed to relate to this landscape. However, the development consented development on the field between the hotel and the SG068 and the distance from the hotel means that the contribution of the northern part of the allocation site is limited.  | N/A   |
|                                     | Settle - Carlisle Railway Conservation Area | The view of SG068 from the railway is part of the open farmland rising up to the landscape of the National Park, the effect of which is dramatic on the southward departure from Settle. However, because the allocation site adjoins the urban development of Settle and because of the adjacent consented development, the northern part of SG068 makes only a moderate contribution to this view. | SG068 is part of the significant wider landscape setting of the Settle - Carlisle Railway Conservation Area, forming part of its upland landscape context. However, the urban edge of Settle and the adjacent consented development means that the northern part of SG068 will no longer form part of this landscape setting.              | N/A   |

## Conclusion

That part of the site identified as making a strong contribution to the character/setting of heritage assets should remain undeveloped.

The remainder could be developed if there are public benefits which outweigh that harm and if so, it be developed in line with the mitigation measures set out in the next section.

## Mitigation

Reducing the size of draft allocation site SG068 would help mitigate the impact that development would have on the heritage assets. Designing development with open space to reflect the form of traditional agricultural buildings in the landscape would also mitigate its impact.

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**Reviewed by** Henry Cumbers - Craven DC and Ian Smith - Historic England

**Issued** August 2016

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Skipton Draft  
Allocation Site  
Assessments  
SK009, SK034,  
SK049, SK051,  
SK058, SK060,  
SK080a, SK081,  
SK086, SK108,  
SK114  
August 2016

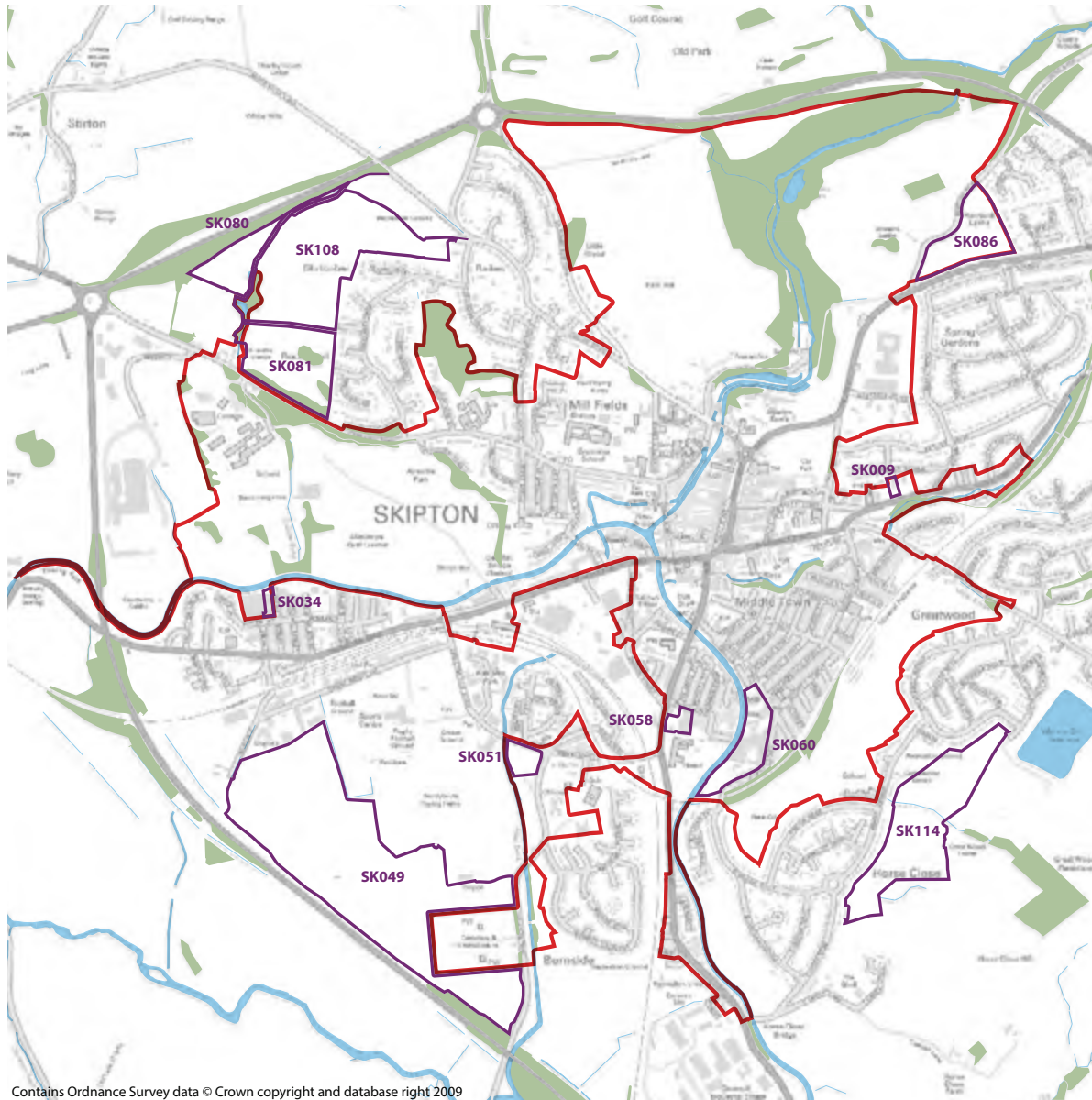
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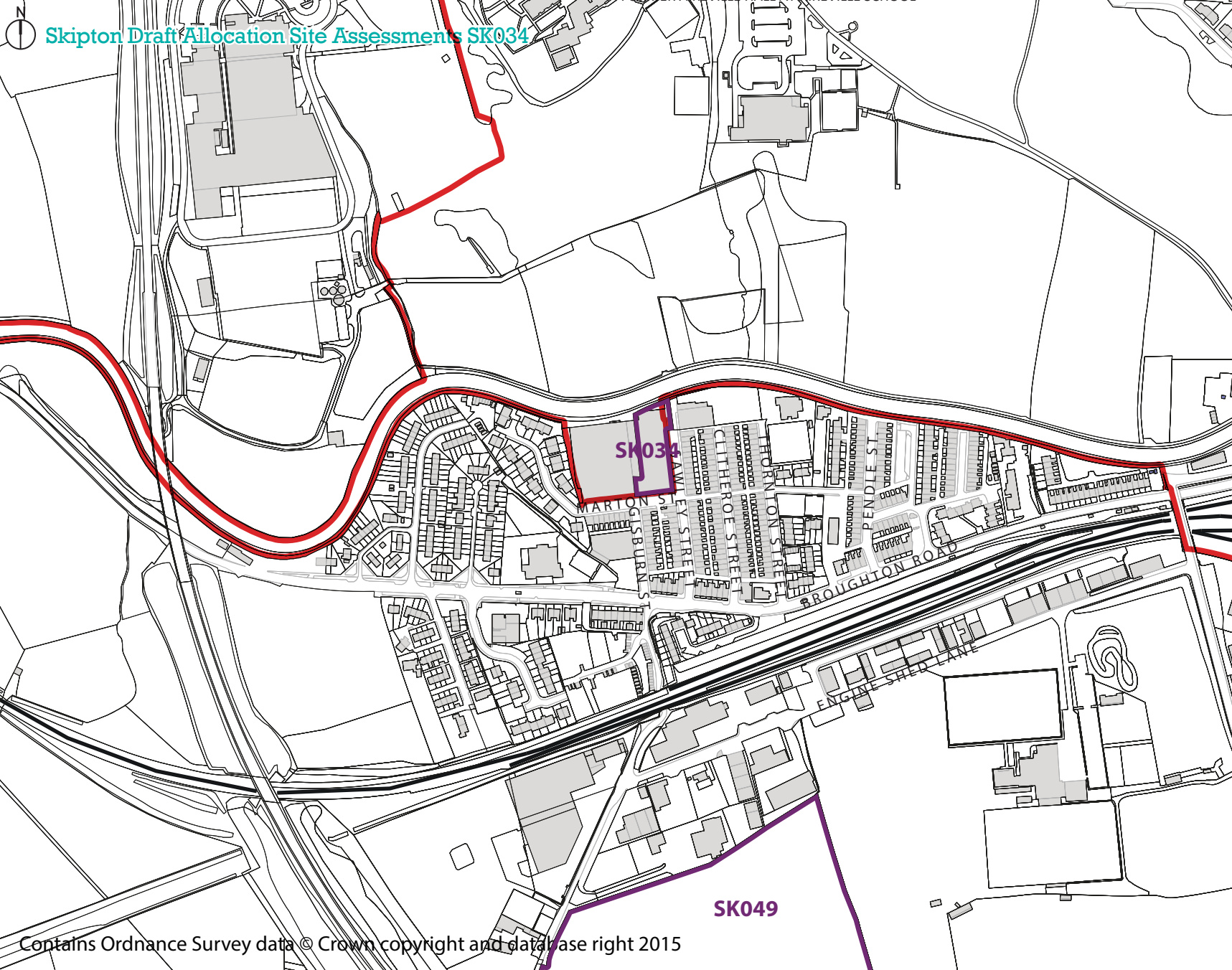


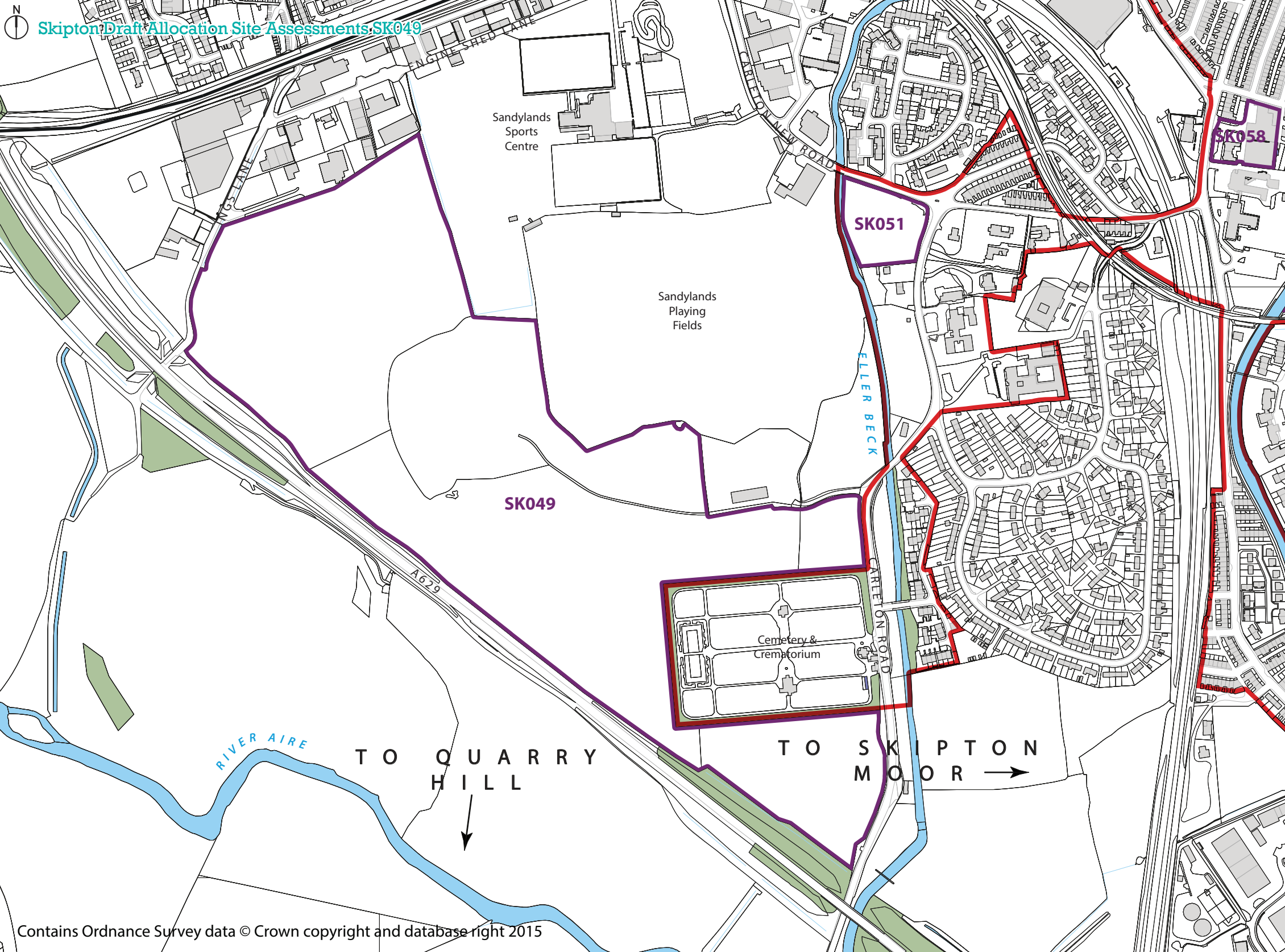
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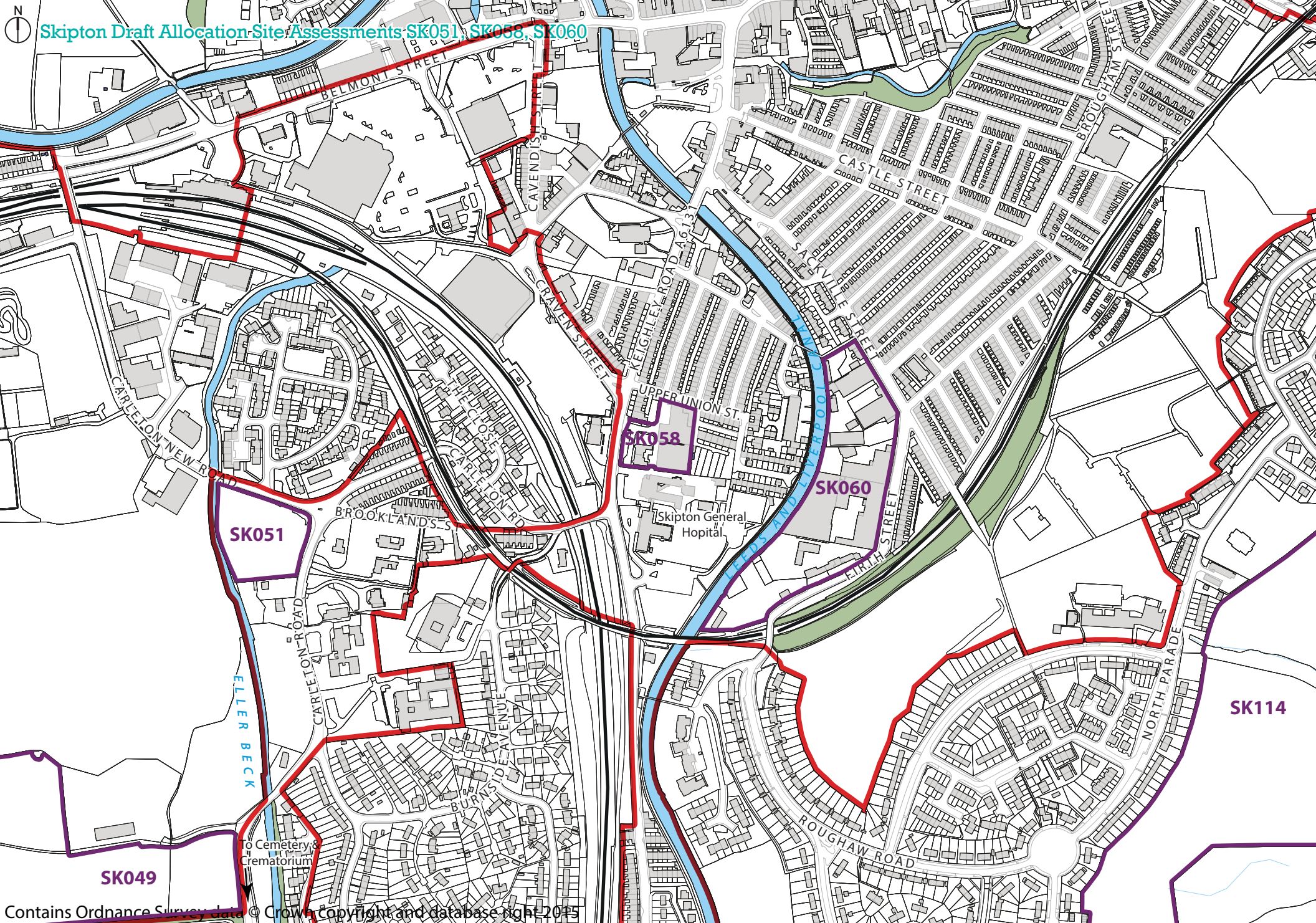


*Skipton Draft Allocation Sites*









SK051

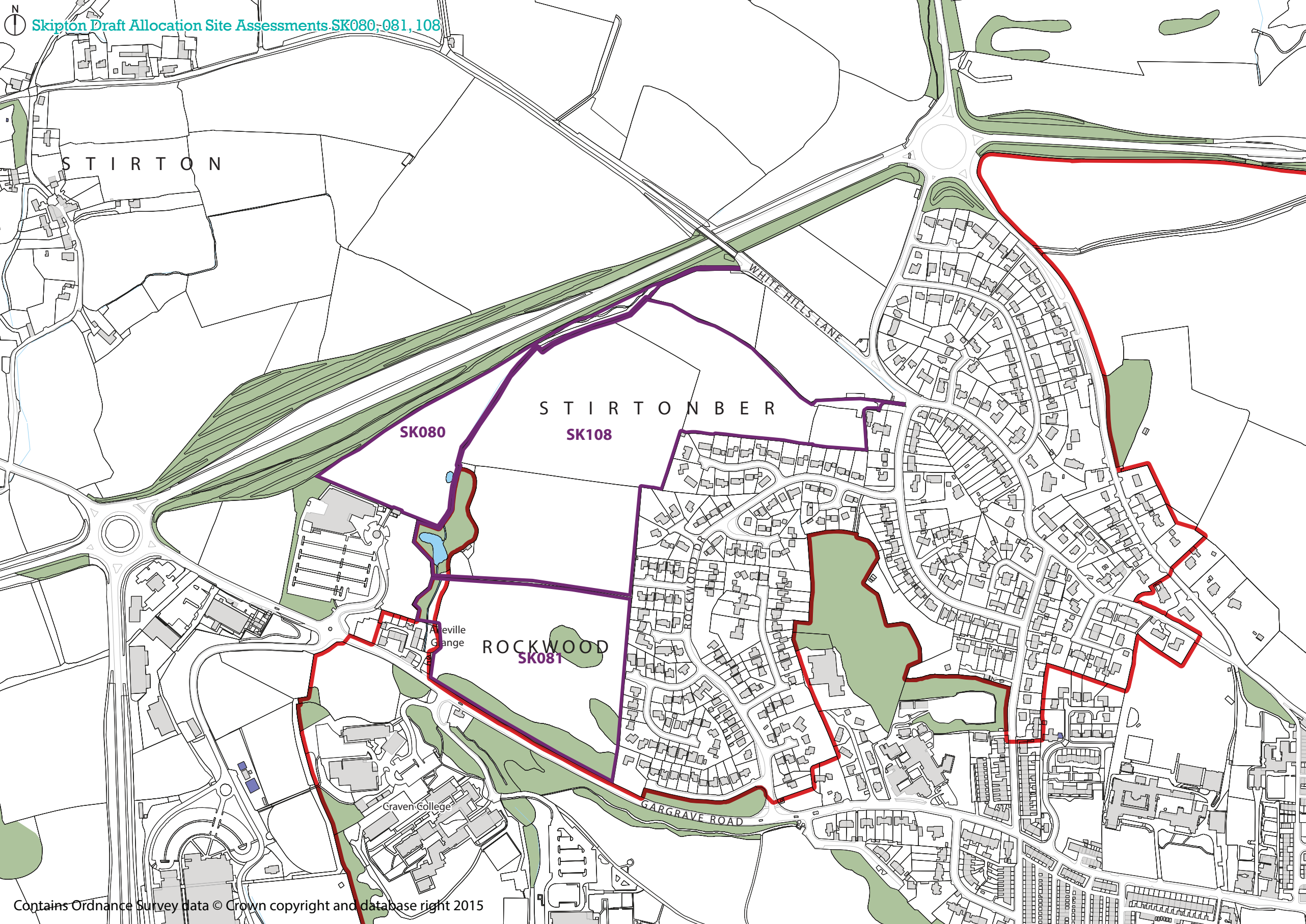
SK058

SK060

SK114

SK049

Cemetery & Crematorium



STIRTON

STIRTON BER

SK080

SK108

ROCKWOOD  
SK081

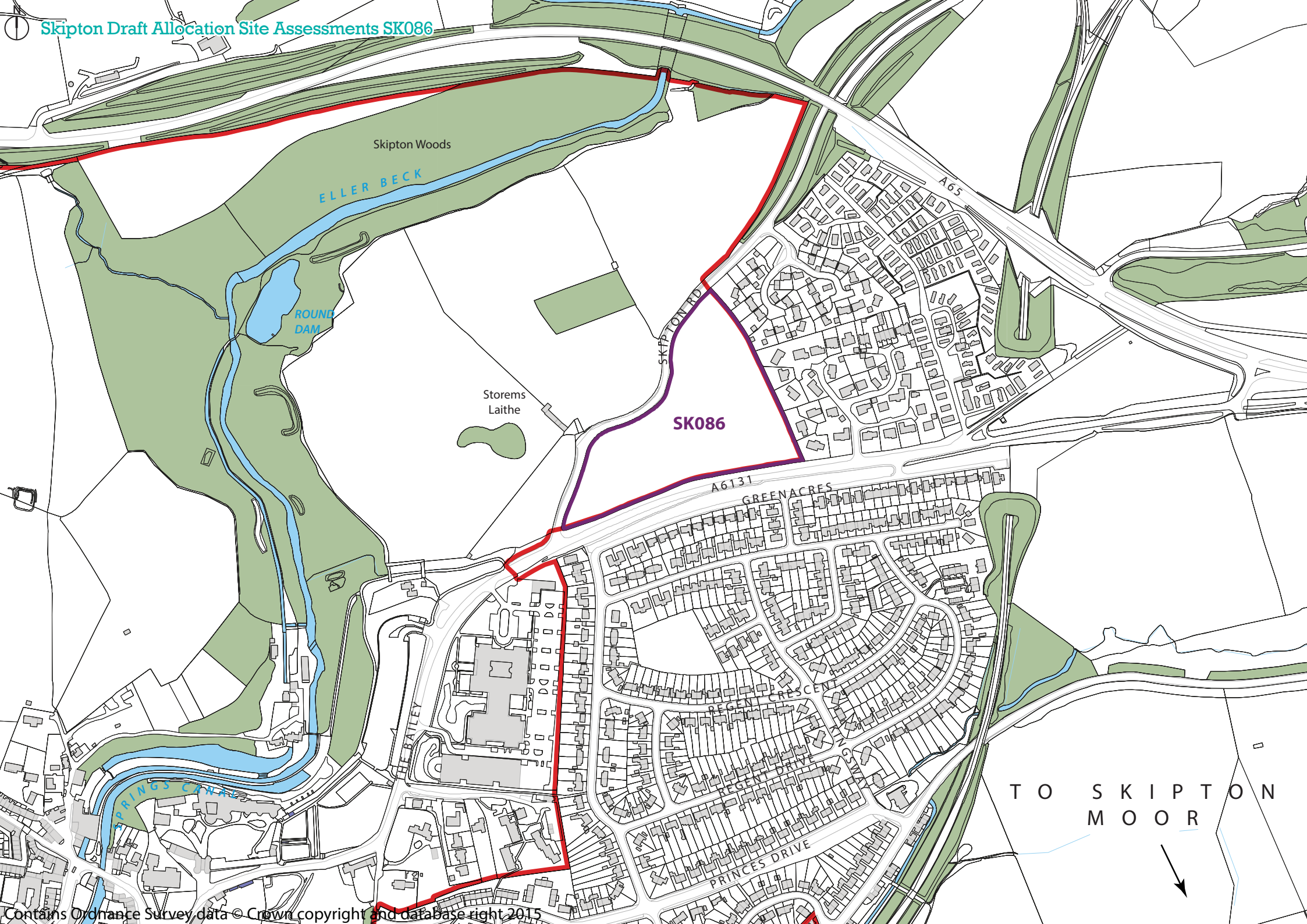
Neville  
Grange

Craven College

GARGRAVE ROAD

WHITE HILLS LANE

ROCKWOOD DRIVE



Skipton Woods

ELLER BECK

ROUND DAM

Storems Laithe

SK086

A65

A6131

GREENACRES

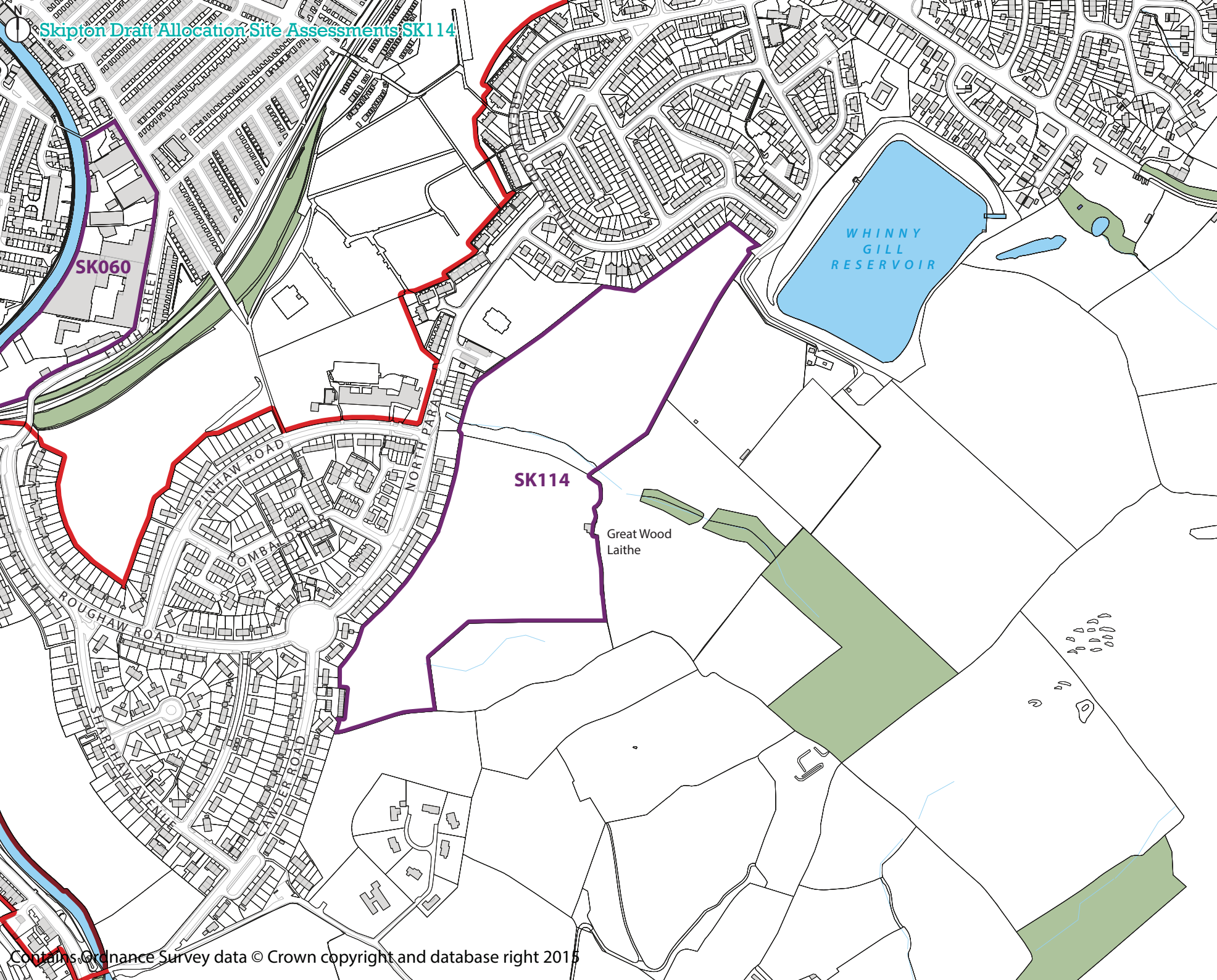
REGENT CRES

PRINCES DRIVE

TO SKIPTON MOOR







SK060

WHINNY  
GILL  
RESERVOIR

SK114

Great Wood  
Laithe

## Introduction SK009

SG009 is a draft housing allocation site within the town of Skipton. It falls within the Skipton Conservation Area ('Conservation Area Centre') on the Otley Road, a major route out of the town to the east. Currently on the site is a detached nineteenth-century house, set back from the road in use as a bed and breakfast. The ground level of the site is raised above the level of Otley Road behind a stone wall. The front garden of the site is undeveloped and planted. The house has been extended both to the front at ground floor level and to the rear.

The house on the draft allocation site known as 'Chinthurst' was probably built at the same time as its listed neighbour to the east 'Springfield'. This is listed at grade II and wrongly described as 'early nineteenth century'. Neither of the two villas is shown on the 1852 OS map but both are present on the later 1891 OS with undeveloped plots on either side. Their same set-back building line reinforces the assumption that they were built as part of the same development.

The Conservation Area Appraisal notes that detached private houses, built outside the town centre, are a characteristic of Skipton though it does not discuss these plots specifically.

On the opposite side of the road, to the south west is the grade II-listed Cross Keys which dates from the sixteenth through to the nineteenth centuries, the older part known is known as the Old Grammar School (though appears to be in residential use). To the west of the site is a garage built in the first half of the twentieth century (the garage is interesting - for the building type – faced with faience and with Beaux-Arts detailing)

## Assessment of the contribution that SK009 makes to nearby heritage assets

|                                     |   | Element of Heritage Asset  |  |   |
|-------------------------------------|---|--|--|---|
|                                     |   | Views  | Setting  | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset Potentially Affected | Skipton Conservation Area (Conservation Area Centre)  | <p>Minor contribution: SK009 is not part of any important, identified views within the Conservation Area.</p> <p>The large, green front garden and trees on the site and boundary wall contribute to views eastwards along the Otley Road, marking the start of the greener suburbs away from the centre of the town.</p>  | N/A.   | <p>Strong/Moderate contribution: SK009 is characteristic of the nineteenth century suburbs of Skipton and their large, nineteenth-century villas. It is particularly significant as the first of these large, green plots on the Otley Road, going eastwards out of the town.</p> <p>Both the building and the site in general contribute to the character of the Conservation Area. The house is an Italianate villa, constructed with its neighbour to the east in the second half of the nineteenth century. Despite some unsympathetic alterations (replacement windows, front single-storey extension) the design of the original building is still appreciable. The green character of the plot is a great asset in this location where to the west there are expanses of tarmac car parking on both sides of the road.</p> |
|                                     | The Cross Keys and adjoining buildings (all grade II) | <p>Minor Contribution: The green space in front of the Old Grammar School and the green, treed front garden of SK009 are seen together from the west along the Otley Road. The collective effect of these two plots marks the start of the greener suburbs of Skipton.</p> <p>SK009 can be seen from the car park and front garden of the Cross Keys though the trees and foliage on both sides of the roads makes clear views of the house (now a B and B) on SK009 difficult. The green setting of SK009 and its stone boundary wall is a positive elements in the views from the Cross Keys on its north side which are otherwise dominated by parking and the Otley Road</p> | <p>Minor Contribution: The green setting of SK009 and its stone boundary wall complements that of the Cross Keys Hotel and its adjoining listed buildings.</p> |   |

## Conclusion

SK009 makes a fairly strong contribution to the character of the Skipton Conservation Area. It is not an especially prominent part of the townscape but nevertheless is the first of the large nineteenth century villas leading out of town on the Otley Road. These houses signify a particular phase and characteristic of the town's development that it is important to preserve. The building has been extended at the front and its windows have been replaced with less appropriate ones which slightly reduces its contribution but it nevertheless, as a whole, the building contributes positively. The greenness of the plot and the stone boundary wall around SK009 all contribute to its character as a nineteenth century villa and its positive effect on the Conservation Area.

The draft allocation site is opposite (or to the north-east of) the Cross Keys Hotel and former Grammar School. This group of buildings has 5 individual listings, all at Grade II. SK009 makes a minor positive contribution to views from these buildings and to their setting. This is largely due to the trees and planting of the site; the building on SK009 is not very visible from the Cross Keys.

## Mitigation

This site is not really suitable to any extensive redevelopment. The wing to the north of the site, which is not visible from the Otley Road could be redeveloped without harm to the Conservation Area if there was no change to the appearance of the existing building from the road.

## Introduction SK034

SK034 comprises Broughton Road Shed cotton mill (1901/2) associated with neighbouring terraced housing constructed around the same time. The site lies within the Skipton Conservation Area as revised 2008, and adjacent the Leeds Liverpool Canal. The mill chimney still stands and is a prominent landmark seen from many locations within and outwith the Skipton Conservation Area.

## Assessment of the contribution that SK034 makes to nearby heritage assets

|                                     |                           | Element of Heritage Asset   |         |   |
|-------------------------------------|---------------------------|---|---------|---|
|                                     |                           | Views   | Setting | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset Potentially Affected | Skipton Conservation Area | SK034 is visible from the well used Leeds/Liverpool Canal and towpath and from Airville Park to the north. The chimney is a clearly visible feature from many locations within and out-with the Skipton Conservation Area. It is particularly impressive from the canal towpath |         | <p>The main building on Sawley Street has been relatively recently renovated and retrofitted to offices and showrooms of Secret Drawer interior designers. The retrofit has been sympathetically executed and responds well to context. To the rear, behind a low wall against the canal towpath are a series of seven single-storey stone-built sheds which are particularly attractive and integral to the main Sawley Street building. These make a significant contribution to the views from the canal towpath.</p> <p>The canal is raised above the level of Sawley Street so there are clear views of the mill buildings.</p> <p>The rest of the steel comprises steel framed constructions that make some contribution to the character and appearance of the conservation area by virtue of their industrial nature. The brief nature of the survey was unable to determine whether these structures are contemporary with the stone buildings further up Sawley Street.</p> |

## Conclusion

The more substantial stone buildings on Sawley Street and along the canal make a significant contribution of the character and appearance of the conservation area. The use of local limestone, contrasts with the industrial brick of the mill chimney to present an architecturally rich and interesting ensemble that reflects Skipton's former importance as a regionally important industrial town. The mill chimney is a key landmark in this part of the conservation area. The relationship between the former mill and the Leeds Liverpool Canal is strong.

## Mitigation

Any development affecting the site should ensure that the sheds and chimney along the canal edge are retained. Conversion of them should be sympathetic to their historic character.

## Introduction SK049

SK049 is a substantial area of pasture in the River Aire floodplain that borders on the Waltonways Cemetery and Crematorium that lie within the Skipton Conservation Area as revised 2008. The site is flat and currently pasture.



## Assessment of the contribution that SK049 makes to nearby heritage assets

|                                     |                           | Element of Heritage Asset  |         |   |
|-------------------------------------|---------------------------|--|---------|---|
|                                     |                           | Views  | Setting | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset Potentially Affected | Skipton Conservation Area | <p>SK049 is clearly visible from the A629 and from Carleton Road between the A629 and the Waltonways Cemetery and Crematorium outwith, but adjacent to, the Skipton Conservation Area.</p> <p>The site is also clearly visible from the Waltonways Cemetery and Crematorium which lies within the Skipton Conservation Area.</p> <p>Longer views of SK049 are obtained from across the Aire Valley at Carleton and elevated locations on Quarry Hill and Skipton Moor.</p> |         | <p>The Waltonways Cemetery and Crematorium was included in the Skipton Conservation Area following a review in 2008. It currently lies within a quiet rural setting by the route from Skipton to Carleton.</p> <p>The draft allocation site butts up against the conservation area and cemetery boundary forming an integral part of the Conservation Area setting.</p> |

## Conclusion

Whilst the entire draft allocation site is very visible from a number of locations, its impact on the Skipton Conservation Area is limited to land around the Waltonways Cemetery and Crematorium. This impact however, is substantial both on the setting of the Conservation Area and the setting of the cemetery which is currently rural and peaceful.

## Mitigation

Any development proposals brought forward for this site should respect the need to secure a substantial green buffer between the Waltonways Cemetery and development. Development should be scaled to suit the strong visibility of the site and respect the height and massing of neighbouring development.

## Introduction SK051

SK051 is a contained site bordered by medium mature trees to the south and west along the Eller Beck, a mature hedge on Carleton New Road and timber fence on Carleton Road. The site is currently pasture and lies within the Skipton Conservation Area as revised 2008. The site was included within the conservation area to protect the setting of the Victorian villas on Carleton Road.

## Assessment of the contribution that SK051 makes to nearby heritage assets

|                                     |                           | Element of Heritage Asset  |         |  |
|-------------------------------------|---------------------------|--|---------|--|
|                                     |                           | Views  | Setting | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area  |
| Heritage Asset Potentially Affected | Skipton Conservation Area | SK051 is clearly visible from New Carleton Road, Carleton Road and the grounds of the Victorian villas on Carleton Road. |         | <p>The Eller Beck and fields off Carleton Road were included in the 2008 extension of the Skipton Conservation Area to conserve the setting of Victorian villas on Carleton Road.</p> <p>These fields also contribute to the setting of the Waltonways Cemetery and Crematorium, also included within the Conservation Area.</p> <p>SK051 therefore makes a significant contribution to the character and setting of the Skipton Conservation Area, in particular the Victorian villas on Carleton Road and the Waltonways Cemetery and Crematorium.</p> |

## Conclusion

SK051 forms part of an area of fields that were included in the Skipton Conservation Area through a review of Conservation Area boundaries in 2008. The purpose of this extension was to contribute to the setting of Victorian villas on Carleton Road. They also contribute to the setting of the Waltonways Cemetery and Crematorium also incorporated through the same review.

## Mitigation

Development of SK051 would harm the character and appearance of the Conservation Area through significant negative impact on the setting of Victorian villas on Carleton Road and the Waltonways Cemetery and Crematorium.

## Introduction SK058

SK058 lies within the Skipton Conservation Area as revised 2008. The site lies off Upper Union Street which forms part of a development of late 19th century terraced housing associated with the Union Shed Cotton Mill only part of which survives (Union Mills Listed Grade II). The current former factory which occupies SK058 dates to the late 1950s.

## Assessment of the contribution that SK058 makes to nearby heritage assets

|                                     |                           | Element of Heritage Asset  |         |   |
|-------------------------------------|---------------------------|--|---------|---|
|                                     |                           | Views  | Setting | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset Potentially Affected | Skipton Conservation Area | SK058 is visible from Keighley Road, Upper Union Street and Skipton General Hospital which lies immediately south of the site. |         | <p>On Upper Union Street the factory building is two story with timber sash windows at first story and is constructed of locally distinctive coursed and dressed sandstone. The overall character strongly reflects the scale and massing of existing terraced housing. The boundary wall at the Keighley Road end is a surviving boundary of the late 19th century hospital.</p> <p>Views into the site from Keighley Road also pick up the muted scale and massing of the factory buildings.</p> <p>Overall, the existing buildings make a strong contribution to the character and appearance of the Skipton Conservation Area through the sensitive use of materials and the scale and massing of existing buildings.</p> |

## Conclusion

Upper Union Street and streets leading off to the north comprise well maintained attractive, and locally distinctive terraced housing associated with the late 19th century Listed Grade II Union Mills Cotton Mill. The late 1950s factory that occupies SK058 makes a strong contribution to the character and appearance of this part of the Skipton Conservation Area through the sensitive use of materials and the scale and massing of existing buildings.

## Mitigation

Any future plans to convert the existing factory buildings should ensure that their existing scale and massing is retained along Upper Union Street and the open set back entrance from Keighley Road is also maintained. If demolition of the existing building is proposed then any replacement development should ensure that the Upper Union Street boundary walls are maintained and the scale and massing of new development does not exceed existing.



## Introduction SK060

SK060 is a large contained site comprising industrial sheds and former mill buildings between the Leeds Liverpool Canal and Sackville Street. The main mill buildings are surviving elements of the late 19th century Firth Cotton Mill. The site also contains remains of an iron foundry of similar date. Firth Street Terrace, opposite the mill buildings, dates to the early 20th century. The mill buildings form part of a surviving mid to late 19th century industrial landscape that includes residential terracing and remnant wharves along the Leeds Liverpool Canal. None of the structures within the site are designated.

## Assessment of the contribution that SK060 makes to nearby heritage assets

|                                     |                           | Element of Heritage Asset   |         |   |
|-------------------------------------|---------------------------|---|---------|---|
|                                     |                           | Views   | Setting | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset Potentially Affected | Skipton Conservation Area | <p>SK060 lies fully within the Skipton Conservation Area and is highly visible from the Leeds Liverpool Canal and from Sackville Street and Firth Street. The site is also visible from the converted Grade II Listed Union Mills on Upper Union Street.</p> <p>There is a good view of Union Mills from Firth Street across the site through the main Firth Street entrance.</p> |         | <p>The majority of structures on the site consist of single story sheds behind a high coursed stone wall along Sackville Street and Firth Street which ensure that from street level the surviving mill buildings are the only structures that puncture the skyline.</p> <p>The mill buildings are locally important and although not listed, they make a significant contribution to the character of the conservation area and to the canal side.</p> <p>The current industrial uses of the site make a positive contribution to the character of the conservation area. The timber yard and its single story sheds is particularly interesting</p> |

## Conclusion

Sk060 is an industrial site that dates back to the latter half of the 19th century when Firth Cotton Mill and an iron foundry were built. The surviving mill buildings are locally important and make a significant contribution to the Skipton Conservation Area. The canal frontage is particularly important and views from it are significant. Whilst the site can accommodate contemporary development, scale and massing will be a key consideration in ensuring development respects and adds value to the Skipton Conservation Area. The surviving mill buildings should be kept and more detailed assessment of the heritage value of the site should be secured.

## Mitigation

Future development proposals should be fully informed through a detailed archaeological and architectural assessment of the site and its context, paying particular attention to the setting of the Leeds Liverpool Canal and the adjacent terraced streets off Sackville Street and along Firth Street. The main surviving mill buildings should be retained and sympathetically converted. The locally significant view of Union Mill from Firth Street should be retained, as should the boundary wall along Firth Street. Proposed development behind this boundary wall should respond to the existing site topography.

## Introduction SK080, 081 and 108

SK080, SK081 and SK108 are part of an enclosed former open landscape dating back to at least the 18th century. SK081 was subsequently emparked as part of the designed parkland associated with the former Aireville House, now part of the Craven College complex. This is indicated on the 1853 Ordnance Survey map, and included in the North Yorkshire Historic Landscape Characterisation mapping. The trees lining Gargrave Road and the copse on the hilltop are contemporary with this parkland landscape. All these fields are currently pasture. The listed Aireville Grange was part of this earlier park. SK081 can be clearly seen from Gargrave Road and SK080 and much of SK108 can be clearly seen from the Craven College site to the north of Gargrave Road. The edge of housing off Park Wood Close can just be seen from the College. Trees and water features, also probably dating back to the Aireville House emparkment form the western boundary of SK081. The land slopes up from west

to east. The Skipton Conservation Area boundary runs along Gargrave Road and includes the main college site. Views of SK081 in particular form an important open space as part of an historic gateway into Skipton.

## Assessment of the contribution that SK080, 081, and 108 make to nearby heritage assets

|                                     |  | Element of Heritage Asset  |  |   |
|-------------------------------------|--|--|--|---|
|                                     |  | Views  | Setting  | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area |
| Heritage Asset Potentially Affected | Skipton Conservation Area                  | <p>SK080 and SK081 are clearly visible from Gargrave Road which forms part of the boundary of the Skipton Conservation Area. SK081 is part of the former Aireville Park and contains significant planted trees on the crest of the hill and along the road edge.</p> <p>Views from Gargrave Road to the south and north including SK081 are important gateway views that make a strong contribution to appreciating Skipton's conservation area.</p> | <p>Because SK081 is clearly a former part of the historic Aireville Estate, retaining most of its original character and features, it might usefully be considered for inclusion in the Skipton Conservation Area. As it is, the combined effect of SK081 on the north side of Gargrave Road and the open space around the college to the south creates an important green periphery to the town and the conservation area. SK081 makes a significant contribution to the setting of the Skipton Conservation Area.</p> <p>SK080 and SK108 are not so easily visible from much of the conservation area but are visible from the college site and the A65. If the conservation area was to be extended to include SK081, then views from the crest would be important. There is potential for some of this land to make a contribution to the setting of the Skipton Conservation Area.</p> <p>Areas of SK108 to the north make little contribution to the setting of the conservation area.</p> |   |
|                                     | Listed Grade II Aireville Lodge and Grange | <p>SK080, SK081, and parts of SK108 are visible from the Grade II listed Airville Grange and Lodge complex.</p>  | <p>Parts of SK108 are intermittently visible from the grounds of the listed Aireville Lodge and Grange and therefor make a contribution to the setting of designated assets.</p>   | <p>Aireville Lodge and Grange is listed and any development around it would cause harm to setting.</p>        |

## Conclusion

SK081 makes a significant contribution to the setting of both the listed Aireville Grange and Lodge and the Skipton Conservation Area. There is a strong case for extending the boundary of the Skipton Conservation Area to include this field because it is historically part of the Aireville Estate emparkment and because it is an important open space associated with a key historic gateway into the town. Other areas including parts of SK108 and all of SK080 form part of Skipton's open space and unsympathetic development will detract. Other areas including the majority of SK108 are less sensitive.

## Mitigation

It is recommended that the conservation area boundary is amended to include SK081. There should be no development within the boundaries of SK081. Development of SK080 and SK108 should take account of views from SK081 and views from the college site.

## Introduction SK086

SK086 lies within the Skipton Conservation Area and consists of a triangular area of poorly managed pasture with late 20th century and early 21st century housing to the north and east. The site is bounded to the west and north west by Skipton Road and the south by the A6131. The field has been used for pig farming in recent years, hence its rather scrubby appearance.

## Assessment of the contribution that SK086 makes to nearby heritage assets

|                                     |                           | Element of Heritage Asset   |         |   |
|-------------------------------------|---------------------------|---|---------|---|
|                                     |                           | Views   | Setting | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area   |
| Heritage Asset Potentially Affected | Skipton Conservation Area | <p>There are strong views through the site from Skipton Road of the distant Skipton Moor with mature trees along the A6131 partially obscuring late 20th century development beyond. These views are important as part of a wider appreciation of the open countryside setting of Skipton and make a significant contribution to the character and appearance of the conservation area.</p> <p>Views into the site are not particularly interesting because of the degraded nature of the former pasture but the boundary walls on Skipton Road and the A6131(part) and mature trees along the A6131 are significant.</p> |         | <p>The Skipton Road boundary is marked by a poorly maintained drystone wall which includes an ungated entrance marked by two traditional plain gateposts. Visually SK086 together with Storems Laithe to the west of Skipton Road form part of an important rural landscape on the fringes of the urban area.</p> <p>Housing development to the north and east have impacted on the overall rural setting but Skipton Road still retains its historic character.</p> <p>The drystone wall along Skipton Road and the site's rural character make a significant contribution to the character and appearance of the conservation area.</p> |



## Conclusion

SK086 makes a significant contribution to the character and appearance of the conservation area in terms of views through the site from Skipton Road and from the rural nature of Skipton Road and the A6131. However, because development has already occurred to the east and north the relationship between the built environment and open countryside has been blurred in this location. With appropriate mitigation, sympathetic development of part of the site will not adversely effect the character and appearance of the conservation area.

## Mitigation

The drystone wall along Skipton Road should be retained and carefully restored as a drystone wall. The entrance should be retained as non vehicular entrance and the two gate piers retained. Developemnt should be set back from the road to retain its rural character. The strip of land between development and the road should be left as is rather than manicured. Some tree planting might be possible to enhance framed views through development to the distant Skipton Moor. Development morphology and heightand massing should be appropriate to the rural setting of the site and retain glimpsed and framed views of the distant landscape. Mature trees on the A6131 should be retained and the surviving stretches of drystone walling retained and repaired. Development should be set back sufficiently.

## Introduction SK114

SK114 is wholly outwith the Skipton Conservation Area but clearly visible from the 2008 extension between the railway line and North Parade. The site comprises two large pasture fields divided by a deeply incised stream that are steeply sloping, forming the lower slopes of Skipton Moor and Horse Close Hill more locally. The field to the south of the stream which is the steeper gradient, contains remnant broad ridge & furrow earthworks of possible medieval origin. The dramatic ruins of a farm, Great Wood Laithe (shown on the 1854 Ordnance Survey map) lie at the western limits of this field. The upper slopes of the site are visible in long distance views from across the Aire Valley, from Embsay Moor to the north, and from elevated locations on the fringes of Skipton. The north eastern half of the site has outline consent for housing.

## Assessment of the contribution that SK114 makes to nearby heritage assets

|                                     |                           | Element of Heritage Asset   |  |   |
|-------------------------------------|---------------------------|---|--|---|
|                                     |                           | Views   | Setting  | If within a Conservation Area: Contribution it makes to the character and appearance of the Conservation Area |
| Heritage Asset Potentially Affected | Skipton Conservation Area | <p>There are strong views from the 2008 extension to the conservation area between the railway line and North Parade which articulate the dramatic open countryside setting of this part of Skipton.</p> <p>Longer views from elevated positions within the conservation area also articulate this setting.</p> | <p>The fields within the site form part of an enclosed open landscape probably dating to the 18th century. The field to the south contains remnant ridge &amp; furrow earthworks attesting to earlier, probably medieval arable open fields relating to a settlement possibly centred around the ruined Great Wood Laithe.</p> <p>The site is steeply sloping in the south and more gently sloping in the north and forms part of the lower slopes of Skipton Moor. Above the site lie a group of important Bronze Age cup and ring carvings and the earthwork remains of a prehistoric settlement all of which are scheduled ancient monuments.</p> <p>There are several public footpaths to the north and south accessing the higher moors from which parts of the site can be seen at various locations.</p> <p>There is also, according to local sources, significant informal access to the high moors through the site by local people.</p> <p>The open countryside currently provides a scenic backdrop to the low density housing around Cawder Green. There are important local views of the site from Roughaw Road and other locations although these are outwith the conservation area.</p> |   |
|                                     |                           |   |  |   |

## Conclusion

Although lying outwith the Skipton Conservation Area including the 2008 amendments, the site is visible from a number of locations within the conservation area and from further away. The landscape is steeply sloping, enhancing visibility and forms part of the wider open country setting of the built environment of Skipton. The fields form part of the lower slopes of Skipton Moor. Development on much of this site would be very visible from the higher slopes above and from various locations within the conservation area as well as long distance views. Development would have a negative impact on the setting of the conservation area and on the open countryside setting. Impact on the scheduled monuments above would however, be negligible.

## Mitigation

If development was to be approved, it should be restricted to extensions around Greatwood Avenue and the lower slopes to the east of Cawdor Road and North Parade.

# Alan Baxter

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**Reviewed by** Henry Cumbers - Craven DC and Ian Smith - Historic England

**Issued** August 2016

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