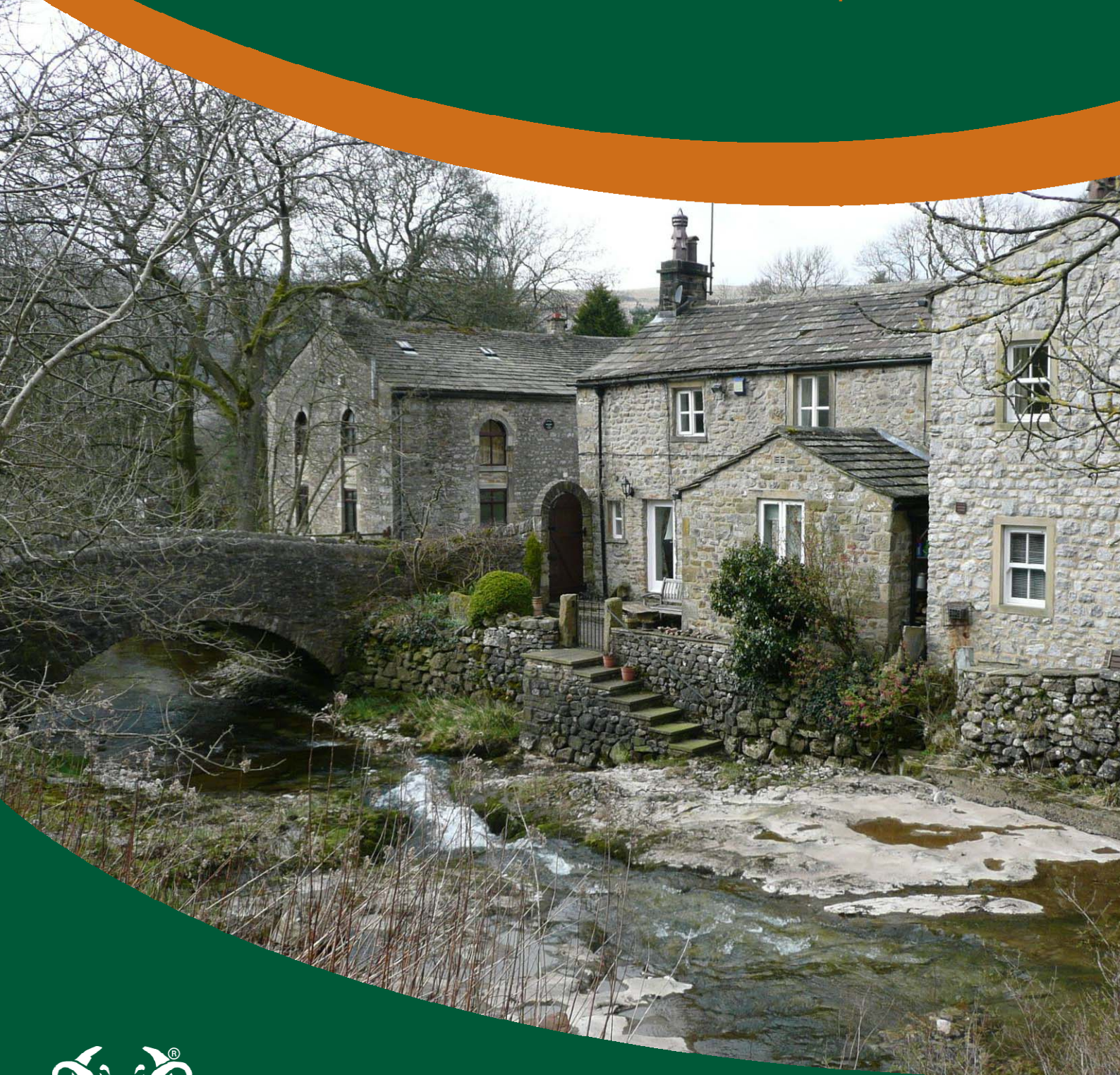


Conservation Area Appraisals
in the Yorkshire Dales National Park

Kettlewell

Adopted Document



YORKSHIRE DALES
National Park Authority

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Table of Contents

PART I

1.0	Introduction	5
1.1	The Area	5
1.2	The Appraisal	5
1.3	Summary	6
2.0	Planning Policy Framework	7
2.1	What Is a Conservation Area?	7
2.2	Benefits of Designation	8
3.0	Definition of Special Interest	10
3.1	General	10
3.2	Summary of the Special Interest of the Kettlewell Conservation Area	10
4.0	Assessing Special Interest	12
4.1	Location and Setting	12
	a) Location and Context	12
	b) Character and Plan Form	12
	c) Landscape and Setting	13
4.2	Historic Development and Archaeology	15
	a) Origins and Historic Development of the Area	15
	b) Archaeology	16
4.3	Spatial Analysis	17
	a) Character and Interrelationship of Spaces within the Area	18
	b) Key Views and Vistas	19
4.4	Character Analysis	23
	a) Definition of Character Zones	23
	b) Activities and Former Uses and Their Influence on Plan Form and Buildings	24
	c) Quality of Buildings and Their Contribution to the Area	29
	d) Audit of Heritage Assets	33
	e) Traditional Building Materials, Local Details and the Public Realm	41
	f) Contribution Made to the Character of the Area by Green Spaces and Its Biodiversity Value	47
	g) General Condition of the Kettlewell Conservation Area	49
5.0	Community Involvement	52
6.0	Suggested Boundary Changes	53
7.0	Local Generic Guidance	58
8.0	Summary of Issues	59
9.0	Useful Information, Appendices and Contact Details	60
9.1	References and Further Reading	60
9.2	Glossary of Terms and Abbreviations	62
9.3	Contacts	62
9.4	Maps of Kettlewell	63

PART II

10.0	Management Proposals	66
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List of Figures

Figure 01:	Location maps	12
Figure 02:	Map regression	13
Figure 03:	Landscape features	14
Figure 04:	Historic development	16
Figure 05:	Archaeological features	17
Figure 06:	Definition of space	18
Figure 07:	Open space west of former chapel	19
Figure 08:	Key views	20
Figure 09:	View 1	20
Figure 10:	View 2	21
Figure 11:	View 3	21
Figure 12:	View 4	21
Figure 13:	View 5	21
Figure 14:	View 6	22
Figure 15:	View 7	22
Figure 16:	View 8	22
Figure 17:	View 9	22
Figure 18:	View 10	23
Figure 19:	View 11	23
Figure 20:	View 12	23
Figure 21:	Character zones	24
Figure 22:	Past and present uses	25
Figure 23:	Former weavers' cottages	26
Figure 24:	Former miners' cottages	26
Figure 25:	Generating house	27
Figure 26:	Kiln Hall Farm	27
Figure 27:	Hay-making labourers in front of Blue Bell Inn	27
Figure 28:	Village Hall	29
Figure 29:	Barn conversions	30
Figure 30:	Victorian town architecture	30
Figure 31:	Polite elements	31
Figure 32:	Twentieth-century architecture	31
Figure 33:	Coal shed and washhouse near the King's Head and agricultural building on Conistone Lane	33
Figure 34:	Church of St Mary	34
Figure 35:	Dam Side Cottage	34
Figure 36:	Dam Side House	35
Figure 37:	Fold Farmhouse	35
Figure 38:	Grave slab at Church of St Mary	36
Figure 39:	K6 telephone box	36
Figure 40:	Kettlewell Bridge	37
Figure 41:	Low Hall	37
Figure 42:	Manor Cottage	38
Figure 43:	The Green	38
Figure 44:	The King's Head	39
Figure 45:	The Manor House	39
Figure 46:	The Old Hall	40
Figure 47:	The Vicarage	40
Figure 48:	Town Foot Bridge	41
Figure 49:	West gate farmhouse and barn	41
Figure 50:	Coloured glass with leading at Fellside and gate at Ladycroft	42
Figure 51:	Common features of local interest	43
Figure 52:	Unusual features of local interest	44
Figure 53:	Features within the public realm	45
Figure 54:	Cobbled surfaces and stone gutters	46
Figure 55:	Dressed stone setts near West Gate farm and stone gutter	46
Figure 56:	Cobbled road verge near Damside Cottage	47
Figure 57:	Mature trees at The Smithy	48
Figure 58:	Boundary hedges of yew and beech	48

Figure 59:	TPOs at Damside House and east of Croft Cottage	49
Figure 60:	Negative features	51
Figure 61:	Suggested boundary for future review	54
Figure 62:	Barn with field in front and tree-lined track with field to the left	54
Figure 63:	Hillside north of Town Head and area to the west	55
Figure 64:	Langcliffe Garth	56
Figure 65:	Kettlewell in 1851	65
Figure 66:	Kettlewell in 1893	65
Figure 67:	Kettlewell in 1909	65

PART I

1.0 Introduction

*The **historic environment** provides a tangible link with our past and contributes to our sense of national, local and community identity. It also provides the character and distinctiveness that is so important to a positive sense of place. [...] The historic environment is a **unique, fragile** and **non-renewable** resource which contributes to the economy, society and daily life. Once lost, it cannot be replaced ¹.*

- ¹ DCLG *et al.* 2010, paragraphs 5, 6 & 8.
² English Heritage 2006b, paragraph 3.5.

This document provides the first comprehensive appraisal of the Kettlewell Conservation Area, although a brief report on the conservation area was written by Michael Lamb as part of *An Appraisal of Settlements in the Yorkshire Dales National Park* in 1991.

Although the appraisal tries to cover the main aspects of the designated area, it cannot be completely comprehensive; omission of particular buildings, features or spaces should not be taken to imply that they are of no interest ².

Throughout the text, the Yorkshire Dales National Park Authority will be referred to as 'we', or 'the Authority'.

1.1 The Area

Kettlewell was given conservation area status in 1969. It is now one of thirty-seven such designations within the Yorkshire Dales National Park. An area of 11.89 hectares encompasses most of the village but only little of its surroundings. The overall character of the place is both informal in terms of its historical development and rural due to its vernacular architecture and natural landscape setting. Kettlewell is an attractive conservation area and generally in good condition (**see 4.4.g**).

1.2 The Appraisal

Purpose. Every conservation area has a distinctive character which has been shaped over time by its natural and man-made surroundings. This appraisal is an opportunity to re-assess the Kettlewell Conservation Area, to evaluate and record its special interest (**see 3.0-4.0**). It will set out how the place has evolved, draw out the key elements of its character and quality as it is now, and define what is positive and negative, and opportunities for beneficial change. However, neither the designation nor appraisal should be seen as an end in itself, but as a step towards the preservation and enhancement of Kettlewell's character and appearance, providing a basis for making sustainable decisions about its future. Conservation areas can be susceptible to incremental and dramatic change due to neglect caused by economic decline, as well as over-investment and pressure for development. Hence the appraisal aims to counteract threats which would alter what made the area attractive and unique in the first place, and to help promote positive change.

The appraisal provides information about the Kettlewell Conservation Area for residents, the wider public and other stakeholders. However, it is always advisable to contact the local planning authority before undertaking any work on listed buildings or structures within the vicinity of designated heritage assets.

Scope. This document is divided into two parts:

- Part I highlights what is architecturally or historically important about the Kettlewell Conservation Area, identifies any problems within it and assesses whether its boundary is still appropriate.

- Part II contains draft management proposals

The appraisal was mainly created through use of primary sources including historical maps and aerial photographs from the Authority's Historic Environment Record as well as secondary sources, and input from the local community. Literature and websites which may be of further interest are listed at the back ([see 9.1](#)). In addition, site visits to analyse the current physical evidence and condition of the conservation area were undertaken between February and August 2011.

On 15 June 2011 a pre-draft drop-in session was held for residents at Kettlewell Village Hall. The draft version of this document was available for public consultation from 18 August to 02 October 2011 ([see 5.0](#)). The Kettlewell Conservation Area Appraisal was finally adopted on 28 June 2012.

A very special thanks goes to Anna Craven for providing the Authority with information on the historic development of Kettlewell, Mrs A V Bishop for an in-depth consultation reply, as well as to John Roberts for insight and use of his collection of old photographs.

1.3 Summary

The Kettlewell Conservation Area at a Glance:

Date of designation:	1969	see 1.1
Date of last review:	N/A	see 1.0
Location:	SD 9713 7225, Craven, North Yorkshire	see 4.1.a
Current size:	11.89 ha	see 1.1
Current boundary:	see map	see 9.4
Changes to boundary:	proposed	see 6.0
General character:	informal, rural	see 4.1.b
Special interest:	<ol style="list-style-type: none"> 1. fairly large & unspoilt village with majority of buildings dating from C19 or earlier; 3 old pubs & C15 timber-framed Fold Farmhouse 2. village shape & layout retained since at least mid C19 & divided into 2 distinct halves 3. other features: numerous water crossings, cobbled road verges, & limestone pavement gravestones 4. development of settlement as a market; lead mining centre during C18 & C19 5. one of first villages in the country to have its own electricity supply 6. several attractive internal & external views & a variety of well-related spaces 7. fine landscape setting attracts walkers & visitors into conservation area; desirable place to live for its residents 	see 4.1.b + 4.4.c see 4.2.a + 4.4.a see 4.4.e see 4.2.a see 4.4.b see 4.3 see 4.1.c + 4.3.b
General condition:	good	see 4.4.g
Scheduled monuments:	0	see 4.2.b
Listed buildings:	16 (2x grade II*, 14x grade II)	see 4.4.c
Listed buildings at risk:	none	see 4.4.d
Negative factors:	<ol style="list-style-type: none"> 1. Clutter 2. Inappropriate building products or materials 3. Private/public use and ownership issues 4. Repair and maintenance issues 5. Unattractive modern development 	see 4.4.g

2.0 Planning Policy Framework

The YDNP Authority's policies for conservation areas, along with other related policies concerning the development and use of land, are set out in the *Yorkshire Dales Local Plan 2006*. The policies contained within chapter '10 Built heritage and the historic environment' – which were saved in April 2009 and which last until they are replaced by a new Local Development Framework – are particularly relevant:

- Policy B1 – Historic landscapes
- Policy B2 – Scheduled Monuments and other nationally important sites
- Policy B3 – Other sites of archaeological significance
- Policy B4 – Historic parks and gardens
- Policy B5 – Open spaces in settlements (see 4.3.a)
- Policy B6 – Streets and plots
- Policy B7 – Building design (see Part II)
- Policy B8 – Conservation areas
- Policy B9 – Demolition within conservation areas
- Policy B10 – Shop fronts
- Policy B11 – Development within barns and walls conservation areas
- Policy B12 – The Settle-Carlisle Railway Conservation Area
- Policy B13 – Listed buildings (see 4.4.c)
- Policy B14 – Extensions and alterations to buildings
- Policy B15 – Conversion of traditional buildings
- Policy B16 – Re-occupation of former houses
- Policy B17 – Changing land to domestic use
- Policy B18 – Signs and advertisements
- Policy B19 – Advance signs and advertisements

The Local Plan is in compliance with national legislation, policy and guidance which include *Planning Policy Statement 5: Planning for the Historic Environment* and *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. Further policies may be found in *Planning Policy Statement 7: Sustainable Development in Rural Areas*. All national legislation, policy and guidance are material to individual planning and heritage consent decisions.

2.1 What Is a Conservation Area?

Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as:

*an area of **special architectural or historic interest** the character or appearance of which it is desirable to preserve or enhance*

The conservation area boundary is not the same as the development or housing boundary identified in the Local Plan and has a different function, although in places the two may coincide.

¹ Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(1)(b).

² English Heritage 2006b, paragraph 3.14.

Designation. It is the duty of the Authority to designate such areas ¹, preferably with input from the local community. This should never be undertaken solely in response to local pressure, to provide an additional control to actual or perceived threats to the character of an area or to secure the future of a particular building, but only if an area is of sufficient special interest ². The quality and interest of the overall built historic environment rather than of individual buildings should be the prime consideration. Whilst the *immediate setting of the area also needs to be considered carefully and within reason, included in the boundary*, ...

- ³ *ibid*, paragraphs 3.15 & 3.16.
- ⁴ Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(2).
- ⁵ English Heritage 2006a & b.
- ⁶ Planning (Listed Buildings and Conservation Areas) Act 1990, section 71.
- ⁷ *ibid*, section 72.
- ⁸ Planning (Listed Buildings and Conservation Areas) Act 1990, section 72. This duty also applies to the Planning Inspectorate when determining planning appeals or conducting examinations into the soundness of development plans.

conservation area designation is not generally an appropriate means of protecting the wider landscape ³.

Review. It is also the duty of the Authority to regularly review its conservation areas and, where appropriate, designate new parts ⁴. Likewise, if the original interest is so eroded by subsequent changes that it is no longer special, boundary revisions or cancellation should be considered.

Kettlewell, like most of the conservation areas within the Yorkshire Dales National Park, was designated prior to 1990 when there was no statutory requirement for an in-depth character appraisal. The opportunity has consequently been taken to review and appraise the area in accordance with current guidance from English Heritage ⁵. This has the additional advantage of producing a robust and consistent document that can be of greater influence in the planning process.

Performance. Further duties of the Authority comprise, in consultation with the public, formulating and publishing proposals for the preservation and enhancement of conservation areas ⁶. It will also seriously consider the desirability of preserving or enhancing their character or appearance when exercising planning powers ⁷. National Park family indicators provide a tool to monitor the National Park Authority's performance regarding these functions.

Implications. Conservation area designation may result in resource implications for owners, developers and residents because of the increased statutory controls and particular requirements for the repair and alteration of existing, or the construction of new, buildings. Although restrictions on permitted development rights (those minor works that do not require planning permission) are only very limited inside the National Park, Article 4 directions have the power to withdraw them ([see 2.2](#)).

2.2 Benefits of Designation

Conservation area status offers advantages to both the public and the Authority.

The public. Conservation areas can enhance economic well-being and quality of life, as well as offer a certain amount of continuity and stability in a rapidly changing world. At the same time, conservation-led change can make a positive contribution enabling communities to regenerate. When considering investment, appraisals should guide the form and content of development, enhancement of the public realm, traffic management and outdoor advertisement. This value of an area is beneficial to both owners and developers, and estate agents are likely to put increasing emphasis on such a location when advertising properties.

Conservation area appraisals are educational and informative documents about our cultural inheritance that aim to raise public awareness and support, and upon which the prosperity of an area is sustained. They are necessary if funding is sought for grant-aid, offering financial assistance for owners to encourage repairs and preventative maintenance.

The Authority. Designation helps us to manage change by applying robust conservation policies to an area.

Decision-making – In exercising any planning functions affecting land or buildings within a conservation area, the Authority has a general duty ⁸ to pay *special attention* to the *desirability of preserving or enhancing the character and appearance of that area*. Planning functions include both the formulation of planning policies and the determination of planning applications. In order to be able to assess the impact of a planning policy or application upon a conservation area, the local planning authority needs to understand what the special architectural or historic interest of

that area is. Conservation area designation statements and character appraisals help to do this and therefore inform decisions about the impact that a planning policy or proposal will have.

Although conservation area designations and character appraisals help to inform planning decisions, they alone do not determine whether development will or will not be acceptable. The impact of development upon the special architectural and historic interest of a conservation area needs to be weighed against other planning considerations in reaching a decision. In the National Park the 2006 Local Plan currently forms the basis for most planning decisions and its policies (90 out of the original 98 policies were saved in April 2009) allow a variety of development types within conservation areas. The Local Plan policies will be gradually replaced in coming years by the Local Development Framework, starting with a review of housing policy.

Planning control – Designation automatically brings additional safeguards, such as the need for consent when demolishing unlisted buildings and walls⁹ or lopping and felling trees¹⁰. Within the National Park conservation area status only has a very limited effect on ‘permitted development’. This is because the National Park designation already restricts permitted development rights¹¹.

Article 4 of the same order enables local planning authorities to further withdraw permitted development rights. This would be justified *where there is firm evidence to suggest that permitted development which could damage the character or appearance of a conservation area is taking place or is likely to take place, and which should therefore be brought into full planning control in the public interest*¹². Policy HE4.1 of PPS5 advises local planning authorities to consider the use of Article 4 directions where the exercise of permitted development rights would undermine the aims for the historic environment, to ensure new development is given due consideration¹³. In the Yorkshire Dales National Park there are currently only two conservation areas which have Article 4 directions: the Settle-Carlisle Railway on the erection of telecommunication masts and Castle Bolton in relation to agricultural permitted development rights.

Management plans – Neither the designation of a conservation area or the preparation of a character appraisal is an end in itself. The Authority is also required, in consultation with the public, to formulate management plans to help preserve and enhance conservation areas¹⁵. Moreover, Policy HE9 of the Yorkshire Dales National Park Management Plan commits the Authority to produce updated character appraisals for all conservation areas by 2015 as a basis for developing management plans and taking action to enhance village environments in collaboration with local communities¹⁶. These management plans may set out a variety of measures designed to help safeguard, manage and improve the area within its historic context. Draft management proposals are set out in **Part II** of this document.

⁴ Planning (Listed Buildings and Conservation Areas) Act 1990, section 74(1).
¹⁰ Town and Country Planning Act 1990, section 211(3).
¹¹ Town and Country Planning (General Permitted Development) Order 1995, schedule 2 part 1.
¹² *ibid*, Article 4.
¹³ English Heritage 2006b, paragraph 5.22.
¹⁴ DCLG 2010.
¹⁵ Planning (Listed Buildings and Conservation Areas) Act 1990, section 71.
¹⁶ YDNPA 2007.

3.0 Definition of Special Interest

The purpose of this appraisal is to define the special interest of the Kettlewell Conservation Area that warrants its designation, as summarised below. A detailed analysis is provided in the next chapter (see 4.0).

3.1 General

The special architectural or historic interest of a conservation area is reflected in its **character or appearance** which it is **desirable to preserve or enhance**.

When searching for the special interest of the Kettlewell Conservation Area, its significance, identity and distinctiveness is judged alongside local or regional criteria, while also recognising values attributed to the area by the local community and all those with a legitimate interest in it ¹. The more clearly special interest is defined, the sounder will be the basis for local policies, development control decisions and management proposals. This helps reduce the potential uncertainty for owners and others when investment or development in the area is considered ².

The significance of a place embraces all cultural and natural heritage values. These are:

- **Evidential value:** the physical remains of past human activity. In the absence of written records, the material record provides the only evidence about the distant past.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic value:** the sensory and intellectual stimulation people draw from a place. It can be the result of the design of a place or its (often seemingly organic) development over time.
- **Communal value:** the meanings of a place for the people who relate to it ³.

3.2 Summary of the Special Interest of the Kettlewell Conservation Area

The special character of Kettlewell lies in the following:

- **Evidential value:** fairly large and unspoilt village with the majority of buildings dating from the nineteenth century or earlier, including three old pubs and several former traditional farm buildings, amongst them the fifteenth-century timber-framed Fold Farmhouse (see 4.1.b + 4.4.c); shape and layout of the village has been retained since at least the mid-nineteenth century and is divided into two distinct halves: the compact western part and the more dispersed settlement with larger areas of green space in the east (see 4.2.a + 4.4.a); other noteworthy historic features within the public/private realm are numerous water crossings, long stretches of cobbled road verges, and limestone pavement gravestones (see 4.4.e)
- **Historical value:** development of the settlement as a market; lead mining centre during the eighteenth and nineteenth centuries (see 4.2.a); one of the first villages in the country to have its own electricity supply (see 4.4.b)

¹ English Heritage 2006a, paragraph 4.3.
² English Heritage 2006b, paragraph 4.1.
³ English Heritage 2008, 21 & 28-32.

- ***Aesthetic value:*** several attractive external and internal views such as those up and down the narrow lanes, and a variety of well-related spaces within the village, in particular the cluster at Town Head and the streetscene along The Green with the maypole at one end and the old market place at the other (**see 4.3**)
- ***Communal value:*** fine landscape setting of the village (**see 4.1.c + 4.3.b**) attracts walkers and other visitors into the conservation area; the attractive and well-kept historic environment and its setting provide a desirable place to live for its residents

4.0 Assessing Special Interest

This chapter at the core of the appraisal comprises a detailed analysis of the special interest of the Kettlewell Conservation Area with regard to its location and setting, historic development and archaeology, spatial issues, and character. A summary of the special interest has already been provided (see 3.2).

4.1 Location and Setting

This section describes the location and context, general character and plan form, and landscape setting of the Kettlewell Conservation Area.

a) Location and Context

The village of Kettlewell lies in the parish Kettlewell-with-Starbotton, North Yorkshire, and is located in the south-eastern area of the Yorkshire Dales National Park in Upper Wharfedale (figure 01). The national grid reference is SD 9713 7225. Kettlewell lies along the B6160 which runs through the west end of the village. The nearest larger settlement is Grassington, 8.5 km to the south.

Figure 01: Location maps (left @ 1:200,000, conservation area boundary in pink, © Crown copyright and database rights 2011 Ordnance Survey 100023740; right – not to scale, graphics © Gaby Rose, YDNPA, 2010)



The Kettlewell Conservation Area comprises most of the settlement. A detailed map can be found in the appendix (see 9.4).

This attractive village is a popular starting point for walks into the superb surrounding countryside and attracts tourists from all over the world. A rapid change to the appearance of the conservation area is rather unlikely. However, Kettlewell is designated a service village under policy H2 of the Yorkshire Dales Local Plan 2006, and the current housing boundary – which is distinct from the conservation area boundary – may enable new construction which could impact on the character of the village.

b) General Character and Plan Form

General character. The Kettlewell Conservation Area is of a rural character due to its landscape setting, history and vernacular architecture.

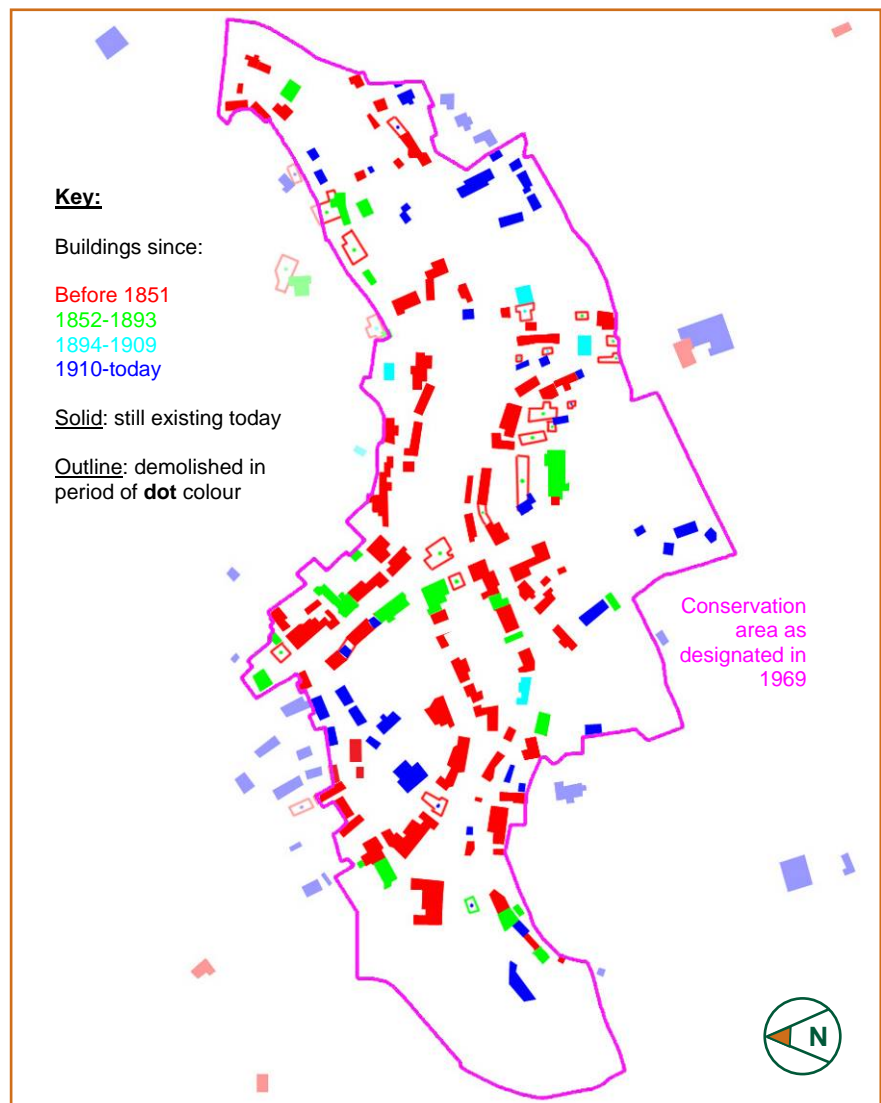
From the River Wharfe and Town Foot Bridge eastwards to Town Head, the village follows both banks of Kettlewell Beck with some attractive old bridges as crossing points. There is no dominant village centre but minor centres at Town Foot Bridge, the bridge near the King's Head, and The Green, linked by long informal, curving streets on either side of the beck.

¹ Pontefract & Hartley 1947, 71.

This creates a somewhat complex linear form which presents a constantly changing sequence of spaces, internal and wider views. The essentially compact village is well emphasised by the comparative lack of development along its three approach/exit routes: the fine bridge crossing point on the Wharfe, the riverside entry point from the north, and the steep winding Park Rash Road from the northeast – a fine characteristic not to be blurred. The meeting of the three roads here marks Kettlewell as a junction of historic importance, in particular the Park Rash Pass leading into Coverdale, and so to Middleham and Richmond ¹. Other important features in Kettlewell's character are the modest vernacular architecture and large plots of open space between the buildings in the eastern part of the settlement, the tree-lined watercourses and the many fine individual and groups of trees which shelter the village.

Plan form. Part of Kettlewell's evidential value lies in that it is a fairly large and unspoilt village with the majority of buildings dating from the nineteenth century or earlier (**figure 02**). The western part of the village is more densely developed, while the eastern part is thinly settled and generously broken up by open space (**see 4.4.a**).

Figure 02: Map regression @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



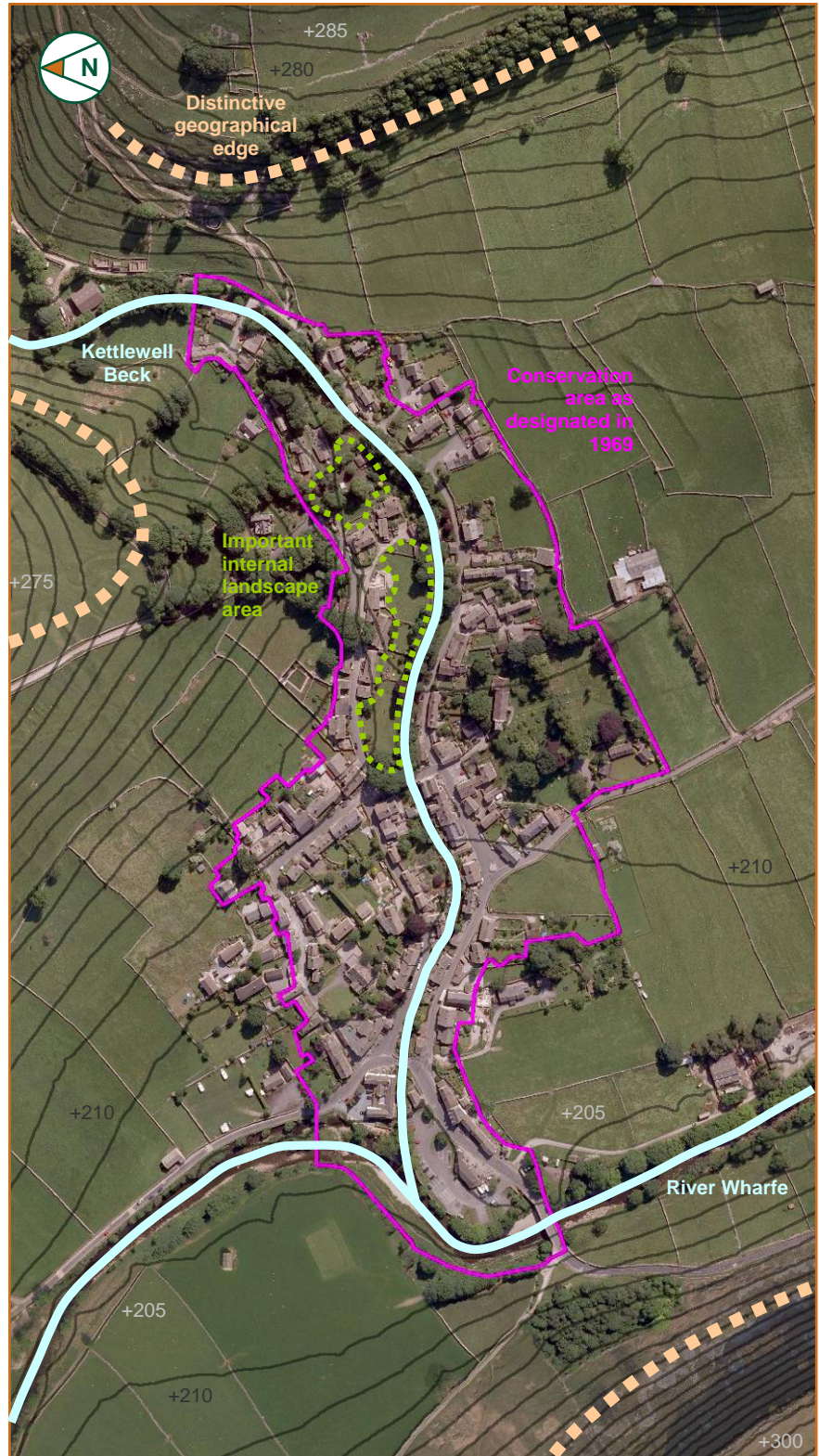
c) Landscape Setting

The fine landscape setting of the village provides a communal value by attracting walkers and visitors into the conservation area and providing a high-quality place to live for residents, which is part of the special interest of the Kettlewell Conservation Area (**see 3.0**).

² Crook 2003, 61.

At a major bridging point on the River Wharfe, Kettlewell occupies a low-lying south-facing site at the confluence of the Kettlewell Beck and the Wharfe. Like other villages on the west side of the river, it is positioned on a gravel fan ². Kettlewell is sheltered to the north by the steep ground of Cam Pasture and to the east by the valley-side scars rising to Great Whernside (**figure 03**), the tallest hill in Wharfedale, and Cam Gill in between, which forms a striking background to the village (**figure 09**). There are extensive views southwards down the valley.

Figure 03: Landscape features @ 1:5,000 (© GeoPerspectives; © Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



4.2 Historic Development and Archaeology

This section describes the origins, archaeology and historic development of the Kettlewell Conservation Area.

a) Origins and Historic Development of the Area

The development of the settlement provides a historical value which is part of the special interest of the Kettlewell Conservation Area (see 3.0).

Origins. The oldest record of Kettlewell is the Domesday Survey (1086) where the name is given as *Cheteleuuelle*, but soon after became Ketelwell (1189). The name could be Anglo Saxon, *Cetel Wella*, which means a bubbling spring/stream, or come from Ketel, a Norse-Irish chief who owned it before the Conquest³. The whole layout of the village and its surrounding terraced field systems (lynchets), however, is typical of a medieval character. It may also have had earlier Roman associations, being on the line of the Roman road from Bainbridge to Ilkley.

Historic development. Soon after the Norman Conquest the township became a manor within the de Percy estates. It descended through several families between the late eleventh and late thirteenth centuries, at the end of which period it was held by the Fauconberg family. In 1293 the two brothers Walter and Percy divided the manor between them in two equal moieties, one of which was granted to Coverham Abbey along with half the advowson of the church and corn mill, while the other moiety of the manor, church and mill descended through the families of de Grey and Deincourt and then by purchase to Sir Ralph de Neville (c.1364-1425), First Earl of Westmorland, Fourth Baron Neville de Raby, Lord of Richmond and owner of Middleham Castle. In 1320 a market charter was granted to the de Grey moiety. This was held each Thursday in the square opposite the King's Head Inn – which then extended further south – mainly selling corn, cattle and wool. In the middle of the fourteenth century, the advowson of the church was united by Coverham Abbey, but in other ways the two moieties continued as two separate manors. With the Dissolution of the Monasteries, the Coverham Abbey estates were passed to the Crown in 1536. A generation later, the Rising of the North in which the Neville family was deeply involved led to the forfeiture of their estates in 1569, so both halves of Kettlewell were reunited in the Crown estate.

In 1656 Charles I sold the manor to eight yeomen, known as the Trust Lords of Kettlewell, an institution that exists to this day. This group sold the various properties to tenants, but reserved the whole of the manorial dues, fishing and hunting, mines, courts and all kinds of perquisites of the manor to be held in trust for ever for the freeholders of Kettlewell. In 1883 a new trust deed was drawn up. The creation of the Trust Lords effectually changed the status of Kettlewell from that of a semi-medieval manor to that of an independent, largely self-governing community.

Corn, cotton and lead played an important part in the history of the village. Lead mining and the corn mill brought prosperity to Kettlewell in the early eighteenth century, but by the late nineteenth century the mines and the mill were closed^{4,5,6}. More information on the historic uses is provided later (see 4.4.b).

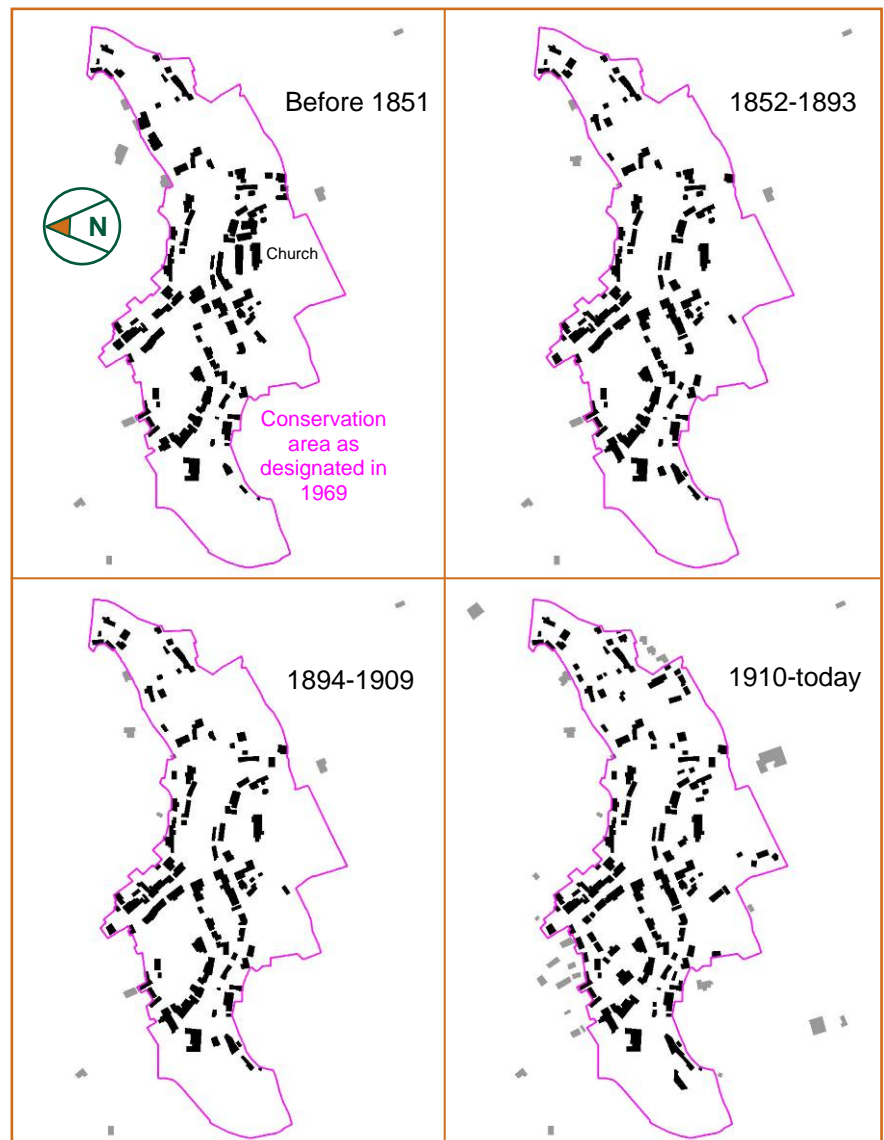
Built environment. The shape and layout of the village, which has been retained since at least the mid-nineteenth century, provides an evidential value which is part of the special interest of the Kettlewell Conservation Area (see 3.0).

However, there have been some developments in the village which have left an impression on the plan form. Notably, there used to be a tighter built-up core around the church, much of which had gone since the mid-nineteenth century. It can be assumed that the historic route from the

³ Dalesman ?
⁴ Raistrick 1996, 4-8.
⁵ RCHME 1995, 1-2.
⁶ Hare 2003, 4 & 11.

south had not been over the Wharfe – Kettlewell Bridge (figure 40) only dates from the eighteenth century – but from the Conistone Road which also led more directly to the historic core around the church. Overall, the housing density of the village has increased over the years with what appear to be smaller-scale properties, when compared to the mid-nineteenth-century map (figure 04).

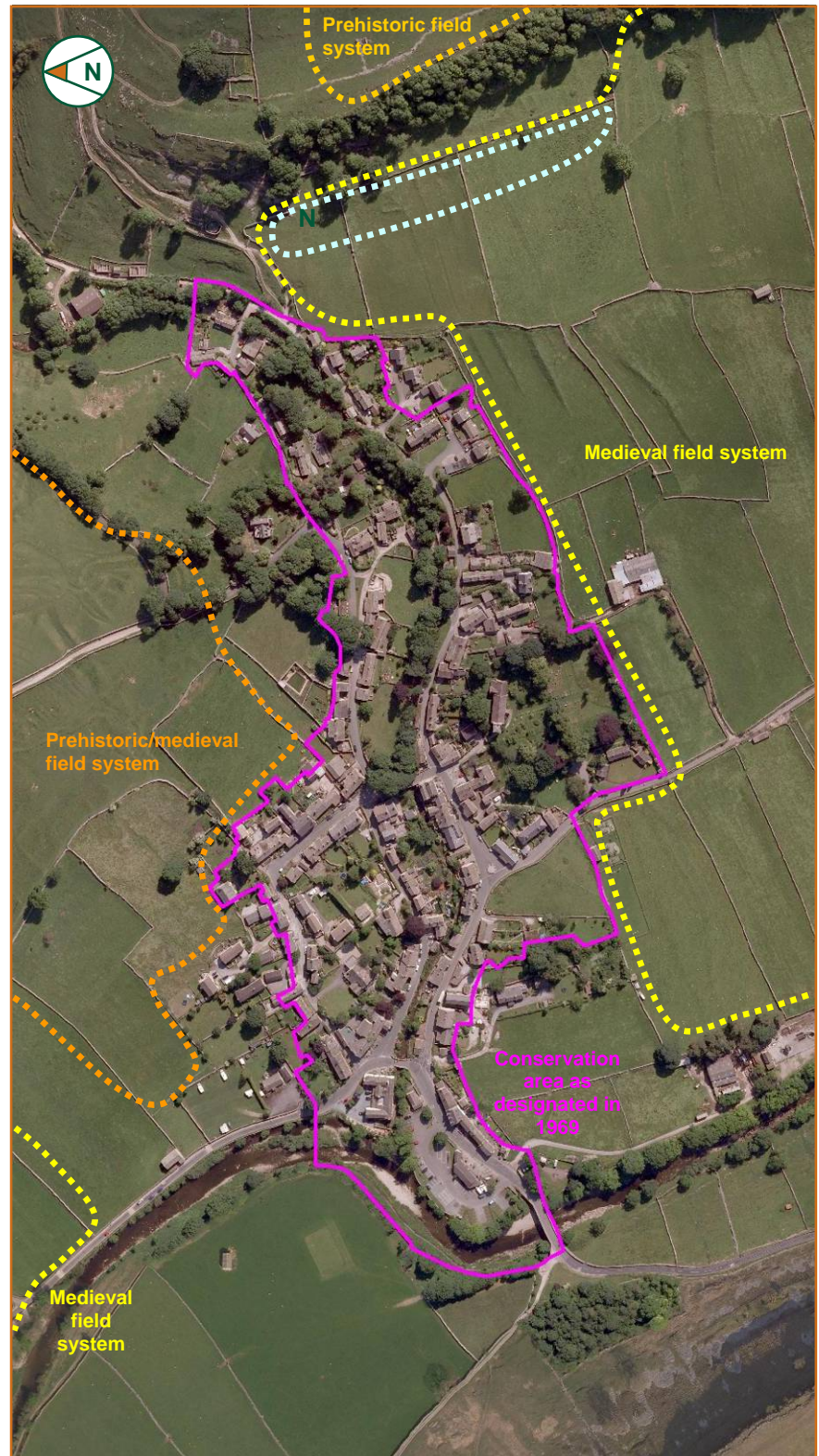
Figure 04: Historic development, not to scale (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



b) Archaeology

No archaeological excavation has been undertaken within the conservation area but the high fells above the village contain extensive evidence of prehistoric field systems, while in the immediate vicinity are extensive earthwork remains of medieval field systems, parts of which incorporate early medieval and Romano-British settlement remains (figure 05). The remains of industrial activity are discussed later (see 4.4.b).

Figure 05: Archaeological features @ 1:5,000 (© GeoPerspectives; © Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



Information about individual surveys, monuments or other features can be found on the Yorkshire Dales National Park Historic Environment Record (HER), which is a comprehensive and dynamic computer database linked to a Geographic Information System (GIS).

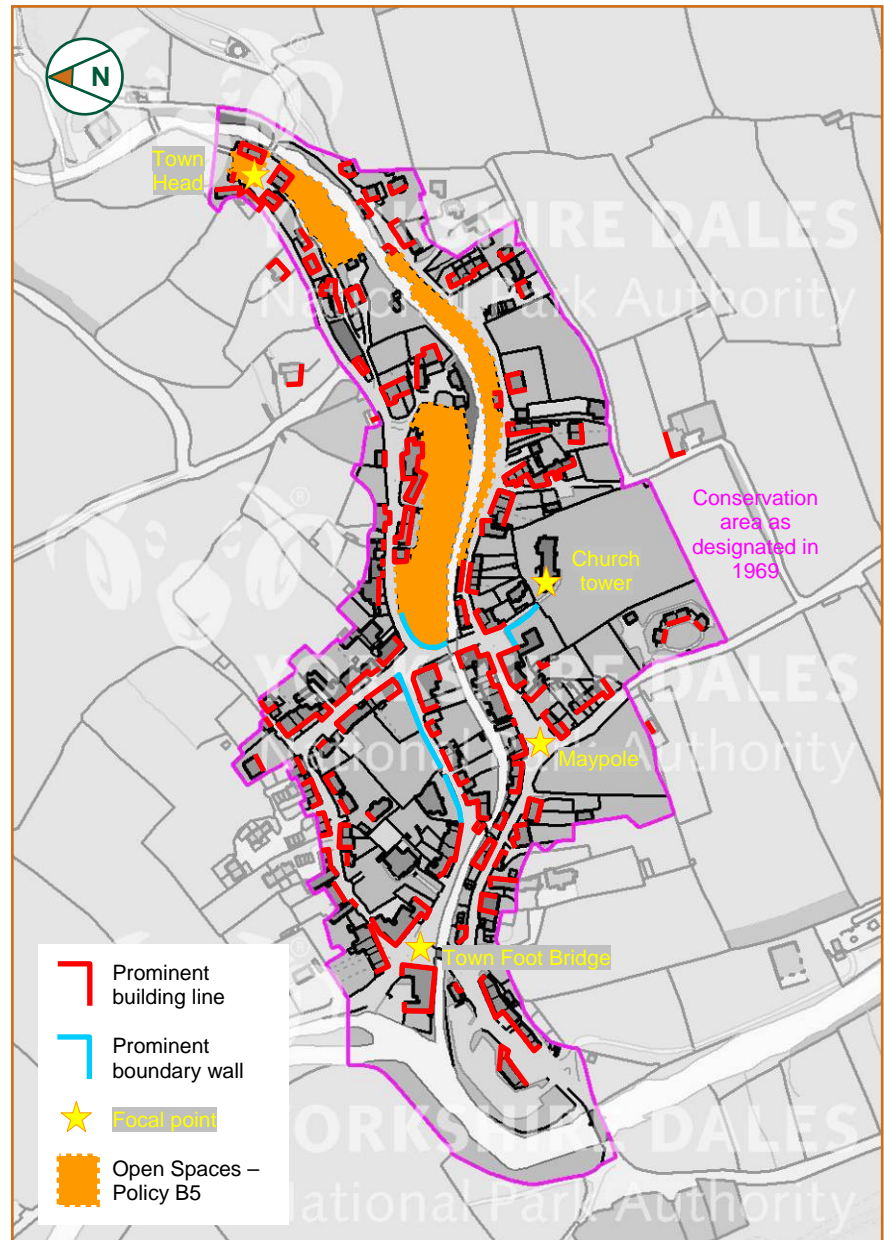
4.3 Spatial Analysis

This section describes the character and interrelationship of spaces, as well as the key views and vistas of the Kettlewell Conservation Area. Attractive views and well-related spaces provide an aesthetic value, which is part of the special interest of the Kettlewell Conservation Area (see 3.0).

a) Character and Interrelationship of Spaces within the Area

In the western part of the Kettlewell Conservation Area, the village edge is very clearly defined through building facades and boundary walls along the streets, whilst in the eastern part it is much looser with a sparser building density and greater tree cover. Public space is mainly confined to streets, footpaths and the churchyard. Most of the green space is in private ownership. Focal points are often provided by public open space, such as at Town Foot Bridge, the maypole and Town Head, as well as the church tower (figure 06). The former market place opposite the King's Head is a historically important public space.

Figure 06: Definition of space
@ 1:5,000 (© Crown copyright
and database rights 2011
Ordnance Survey 100023740;
Graphics © Gaby Rose,
YDNPA, 2011)



The above map also shows important **Open Spaces** as set out in Policy B5 of the Local Plan which are considered to add distinctiveness to the character and interest of a settlement and the quality of life of its inhabitants. These can only be designated within the housing boundary of a place, a boundary which is not necessarily the same as a conservation area boundary. In Kettlewell Open Space land comprises the private gardens between the village store and Kiln Hall Farm, the private green space west of the former chapel at Town Head (figure 07), the communal square at Town Head (figure 20) and the space along the south side of the beck in the eastern part of the village. The latter currently has issues with private encroachment (see 4.4.g). Development

will not be permitted in those areas or elsewhere where development would result in the loss or would significantly harm the character of those open spaces. The aim of the policy is to ensure that the attractive mosaic of undeveloped and developed land within settlements is retained.

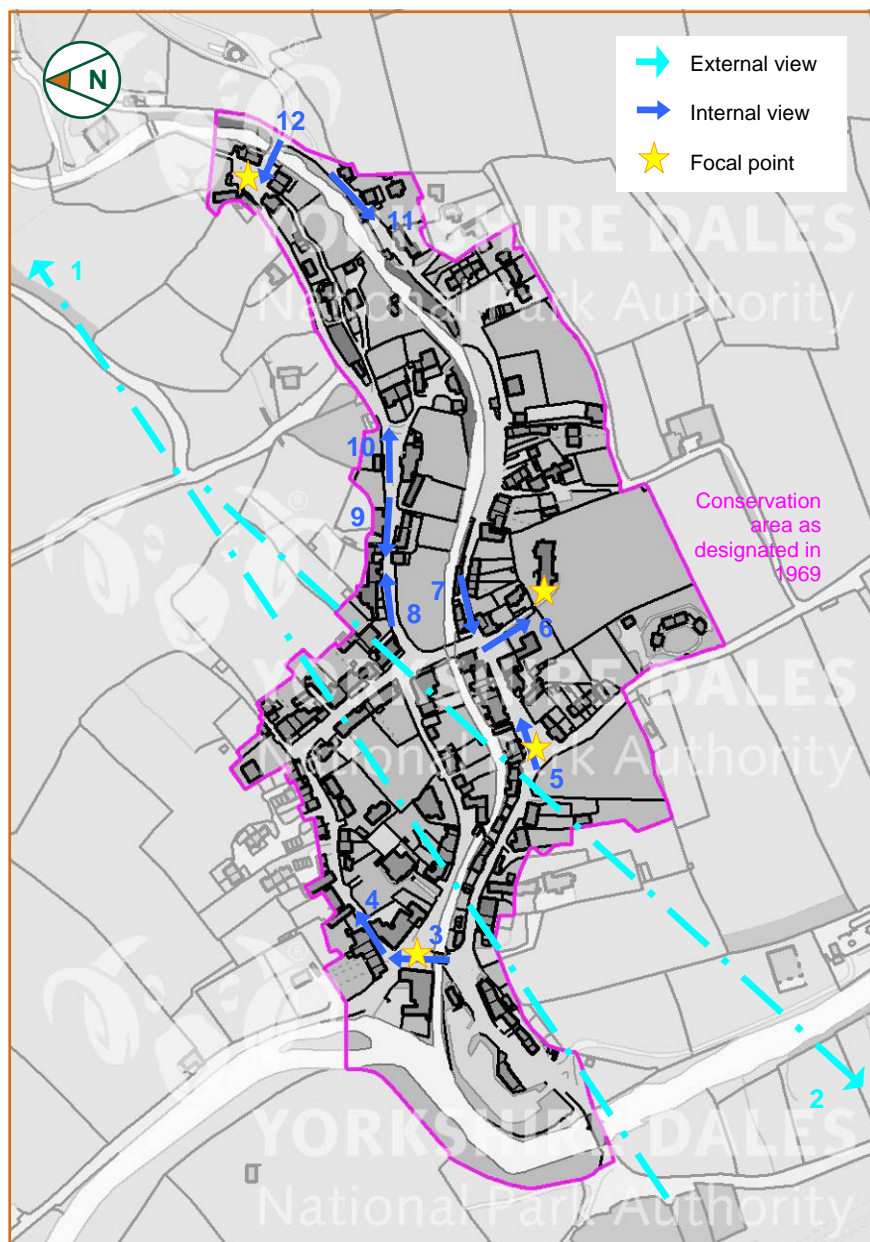
Figure 07: Open Space west of the former chapel (photo © Gaby Rose, YDNPA, 2011)



b) Key Views and Vistas

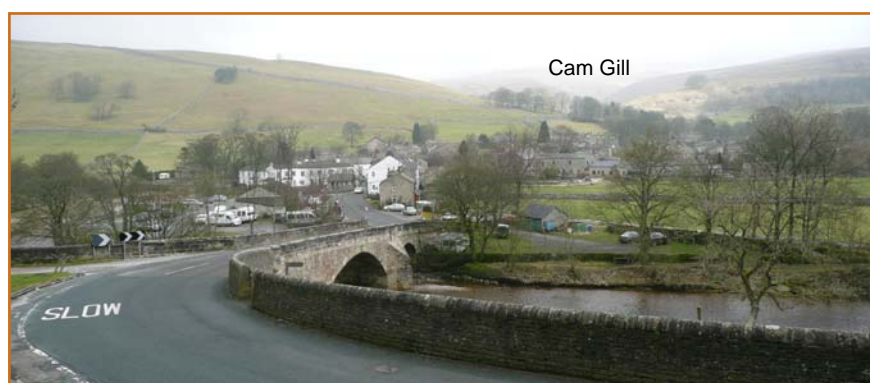
The fine landscape setting and well-kept historic environment provide a communal value by attracting walkers and visitors into the conservation area and providing a high-quality place to live for residents, which is part of the special interest of the Kettlewell Conservation Area (**see 3.0**). However, the landscape can only be appreciated if views exist that embrace it, as is the case with Kettlewell. The map below (**figure 08**) identifies important views into, out of and within the conservation area, as well as focal points such as landmark structures or open or enclosed spaces that draw the eye.

Figure 08: Key views @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



(1) View from the western village entrance towards Cam Gill, with Kettlewell Bridge across the River Wharfe in the foreground (**figure 09**).

Figure 09: View 1 (photo © Gaby Rose, YDNPA, 2011)



(2) View from the Park Rash Road across the village towards Middlesmoor Pasture; note the old coach road (Sally Lane) in the right-hand bottom corner which joined Park Rash Road here (figure 10).

Figure 10: View 2 (photo © Gaby Rose, YDNPA, 2011)



(3) View across Town Foot Bridge with the Racehorses hotel to the left and Blue Bell Inn to the right (figure 11).

Figure 11: View 3 (photo © Gaby Rose, YDNPA, 2011)



(4) Channelled view up the narrow bottom part of Far Lane with barn conversions to the left and Blue Bell Inn to the right (figure 12).

Figure 12: View 4 (photo © Gaby Rose, YDNPA, 2011)



(5) View up The Green with the maypole in the foreground (figure 13).

Figure 13: View 5 (photo © Gaby Rose, YDNPA, 2011)



(6) View across the former market square towards the church with the Manor House on the right (figure 14).

Figure 14: View 6 (photo © Gaby Rose, YDNPA, 2011)



(7) Channelled view down the beck-side lane towards former market square with the King's Head in the background (figure 15).

Figure 15: View 7 (photo © Gaby Rose, YDNPA, 2011)



(8) View up the road with Damside House on the left (figure 16).

Figure 16: View 8 (photo © Gaby Rose, YDNPA, 2011)



(9) View down the road towards the Vicarage in the background, with Damside Cottage outbuilding on the right (figure 17).

Figure 17: View 9 (photo © Gaby Rose, YDNPA, 2011)



(10) View up the road towards Green Lee (figure 18).

Figure 18: View 10 (photo © Gaby Rose, YDNPA, 2011)



(11) View down beck-side lane opposite Town Head (figure 19).

Figure 19: View 11 (photo © Gaby Rose, YDNPA, 2011)



(12) View across Town Head with former chapel to the left. Note the boundary wall along the hill which marks Park Rash Road (figure 20).

Figure 20: View 12 (photo © Gaby Rose, YDNPA, 2011)



4.4 Character Analysis

This section is key to the appraisal. It unravels the character of the Kettlewell Conservation Area by considering its different character zones, land uses, buildings and other heritage assets, traditional materials, local details and the public realm, biodiversity, as well as its general condition including positive, neutral and negative factors.

a) Definition of Character Zones

The division of the village into two distinct halves – the compact western part and the more dispersed settlement with larger areas of green space in the east (figure 21) – provide an evidential value which is part of the special interest of the Kettlewell Conservation Area (see 3.0).

Figure 21: Character zones @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



Zone 1. The western part of the village is densely built up, with buildings generally lining the streets. In some places the road space is quite narrow, which enhances the feeling of enclosure (figures 12 & 15). However, there are also areas with a more generous feeling of space, such as around Town Foot Bridge (figure 48), the maypole (figure 13), the village store and the former marketplace in front of the King's Head (figure 14). Green space is mainly confined to private back gardens – thus out of public view – and a triangular field in the south of this zone. A large area of open space can be found along the river. In terms of use, this zone is fairly commercial, including pubs, cafes, shops, a post office, garage and overnight-accommodation (see 4.4.b).

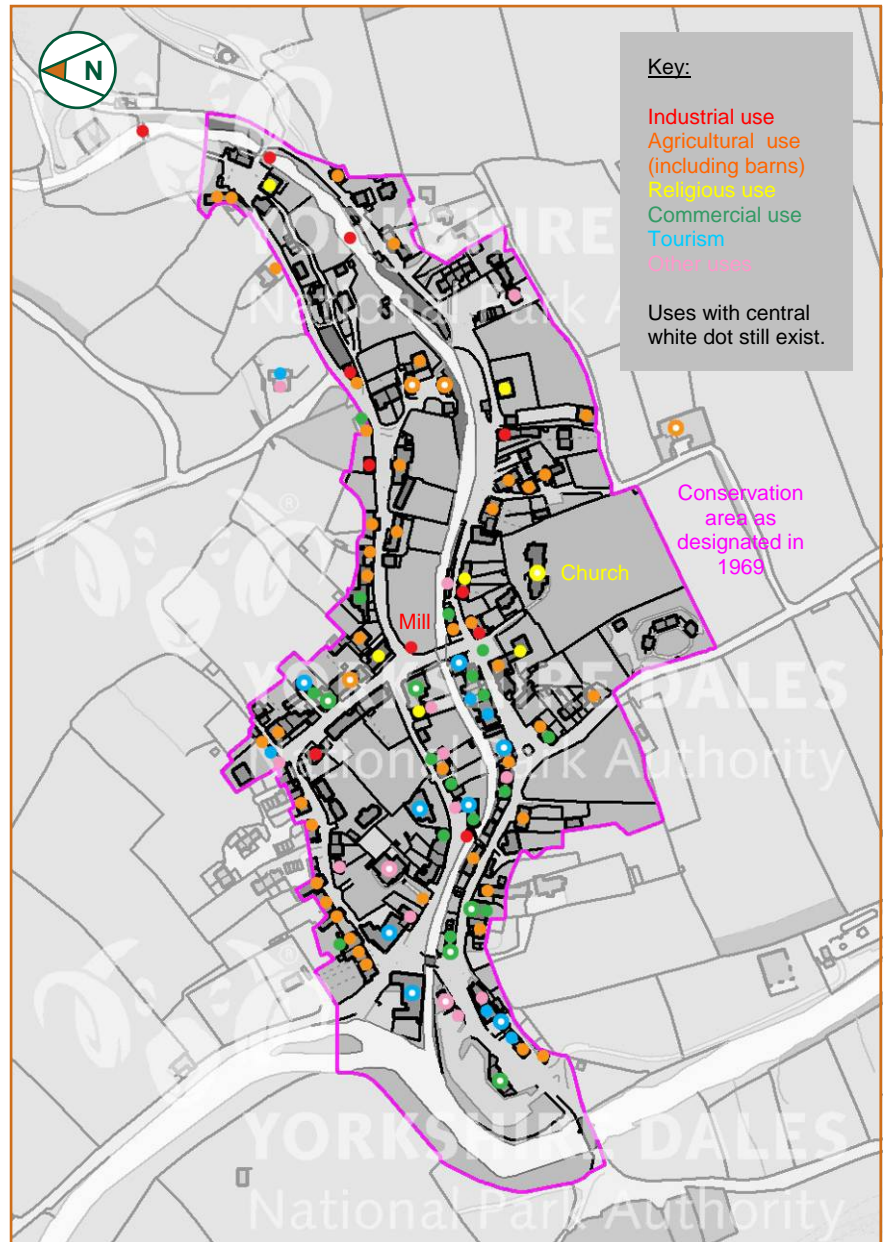
Zone 2. The eastern part of the village has a lower building density and a larger amount of green space, most notably the Open Spaces (see 4.3.a) and many mature trees. The buildings in this zone are often arranged in an east-west orientation. Private gardens, in particular those north of the beck, are very much in public view.

b) Activity and Prevailing or Former Uses and Their Influence on Plan Form and Buildings

Apart from residential purposes, the Kettlewell Conservation Area has had a great variety of uses, although only few survive (figure 22). A high

concentration of former agricultural and commercial uses is evident. When looking at the quantity of historic uses in the village and how frequently some changed, it becomes apparent that Kettlewell has been thriving with activity ever since the days when it was a market centre. It is still a vibrant place today, but mainly through tourism.

Figure 22: Past and present uses – apart from residential @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



Industry. A *corn mill* is first recorded in 1265. This probably occupied the mill site by the central bridge in the village which was in use until the early-nineteenth century. In 1805 the – by then three-storied – corn mill was converted into a *cotton mill*. It had been used for cotton spinning until 1856 but was demolished by 1876.

Two weaver's cottages – 1 & 2 Leeds Cottages – were converted into dandy loom workshops. Another former weaver's cottage is Jasmine Cottage ⁷ (figure 23).

⁷ Hare 2003, 25, 33 & 40-42.

Figure 23: Former weavers' cottages: 1 & 2 Leeds Cottages and Jasmine Cottage (photos © Gaby Rose, YDNPA, 2011)



The exploitation of mineral resources of the area was an integral part of life in and around Kettlewell. The first record of **lead mining** is given in the 1605 survey of the Honour of Middleham, of which Kettlewell was then part⁸. The Swales paid a fixed annual rent and agreed to pay a quarter of all the lead produced at the smelt mill, but in return the Trust Lords had to find fuel for the mill. The early mines were likely to be on the Middlesmoor and Cam Pastures. By the eighteenth century, Kettlewell appears to have reverted to the granting of meers rather than block leases, which meant that most of the mines were small and many of them would have been worked part-time in conjunction with farming. One of the richest mines was Providence on the south side of Dowber Gill, but after its initial success it failed in 1874.

⁸ Gill 1994, 41.

⁹ Roe and Davis 2003, 104-111.

¹⁰ Hare 2003, 33.

The remains of the early-eighteenth-century Kettlewell Lead Smelt Mill⁹ are outside the conservation area, a quarter of a mile above Town Head Bridge on the left of the beck; a mill had been on the site since 1669. It was abandoned in 1887 due to the availability of cheaper imported lead and blown up by the army in 1942 while testing explosives.

There was also **coal mining** around Kettlewell. One mine was on the moor just below Great Whernside. It produced poor-quality coal which could be used in blacksmithing, but was mainly used for burning lime at the Knipe Scar kiln. There were four other coal mines on Top Mere. The last pit in Kettlewell was a drift mine in 1928.

Examples of former miner's cottages are Croft Cottage, Wear's Fold built in the late seventeenth century (**figure 24**), and Bridge House dated 1806¹⁰.

Figure 24: Former miners' cottages: Croft Cottage and Wear's Fold (photos © Gaby Rose, YDNPA, 2011)



Being one of the first villages in the country to have its own **electricity supply** – from 1913 to c1950 when Kettlewell was connected to the national grid – provides a historical value which is part of the special interest of the Kettlewell Conservation Area (**see 3.0**). Each house was allowed to have two lights. The first street lights were switched on in 1930. Just below Town Head Bridge are the remains of concrete pillars on each side of the beck which held the boards for raising the water level for the dam which then supplied the water for powering the generating house. Opposite Hawbank in the beck, there are the remains of concrete pillars which supported metal pipes carrying water to the generating house (**figure 25**). Inside the building was a dynamo, driven by a turbine that harnessed the water power led over the weir, producing electricity which was then stored in large glass batteries at Battery Barn. In

¹¹ Hare 2003, 28, 30-32 & 48-49.

Figure 25: Generating house today (photo © Gaby Rose, YDNPA, 2011) and with metal pipe in situ (photo © John Roberts)

summer, when the water was too low, a back-up diesel generator was used ¹¹.



Agriculture. As an agriculture-based community with farmsteads within the village, Kettlewell had several traditional farm buildings; many of these are now converted (see 4.4.c), whilst others have been demolished. West Gate Farm (figure 49) is now the largest farm in the village and the outbuildings at Kiln Hall Farm (figure 26) are also still used for agricultural purposes.

Figure 26: Kiln Hall Farm (photos © Gaby Rose, YDNPA, 2011)



In summer, Irish labourers would be hired for **hay making** from the market square or outside Bluebell Inn (figure 27) up until the end of World War II ¹².

¹² Hare 2003, 11 & 26.

Figure 27: Hay-making labourers in front of Blue Bell Inn on the right, The Racehorses on the left; note the barn in the centre which has now been converted into a row of cottages (photo © John Roberts)



Tourism. In Kettlewell's history there have been several *inns* of which the King's Head (**figure 44**), the Race Horses Hotel from 1740 and Blue Bell Inn (**figure 11**) dating back to 1680 still exist. Another former coaching inn was The Windmill which used to be at the bottom end of Sally Lane. Dale House (**figure 30**) was originally built as a railway *hotel*, partly in the hope that the railway line would be extended from Threshfield into Wensleydale. However, there was a national protest about a proposed railway viaduct over the River Ure at Aysgarth Falls in Wensleydale. Finally, Manningham House (**figure 31**) dating from the nineteenth century was once a Temperance Hotel.

Rose Cottage sold *refreshments* in the early-nineteenth century, and Whernside House used to be a *café* in the 1940s. *Tea rooms* still exist today in the village at The Cornershop Tea Room, Market House and The Cottage Tea Room.

The settlement stands at what was an important junction where a coach road from Richmond to Kettlewell over Park Rash met the road along Wharfedale. In the nineteenth century tourism began to develop. By 1890 the *Yorkshire Weekly Post* could say "Kettlewell is a good centre from which to explore the surrounding district, and there is a capital inn...etc."

¹³. Later, bus connections with Skipton made day trips possible.

Overnight accommodation was offered in a *boarding house* like Rose Cottage or *guest houses* like Whernside House – now a *youth hostel* – Langcliffe House and High Fold, once an eighteenth-century barn belonging to Fold Farm. Wharfeside House has been a youth hostel since 1969 ^{14, 15}.

The existence of three pubs and several B&Bs indicates Kettlewell's continued popularity as a tourist destination as well as well as second-home and holiday-home residence.

Commerce. Like many settlements of its size, the village had a variety shops and businesses which no longer exist as commercial entities, although this is not always apparent from the current appearance of the buildings. Today the *village store* (**figure 51**) of 1876 still exists, and there is an outdoor clothing store at Low Hall (**figure 41**) and a gift shop at the former smithy (**figure 57**). The *garage*, initially a wooden structure built in the 1930s, was rebuilt in concrete blocks with pieces of limestone embedded in 1972. The current *post office* is at Whernside House ¹⁶.

Religion. Knipe View was a Methodist Primitive *Chapel* until the late 1920s. This and the Old Wesleyan Chapel (**figure 31**), which was closed in 1987 but still retains its gravestones, have now been converted to residential accommodation. Only the *Church* of St Mary (**figure 34**) has retained its original religious use. Over the years, Kettlewell had three buildings serving as a *vicarage*: The Vicarage (**figure 47**), a house which used to be in the location of Langcliffe House, and in the 1840s at the late-seventeenth-century Manor House (**figure 45**) ¹⁷.

Other amenities. In place of today's *public toilets* in the YDNPA car park, there was the *Mechanics' Institute*. It was re-erected along the canal at Eshton Road in Gargrave, yet is far from being recognisable as the former institute today. The Mechanics' Institute in Kettlewell became redundant in the 1920s. The *village hall* (**figure 28**) was built in c1926 after demolishing a barn on its plot.

¹³ Raistrick 1996, 15.

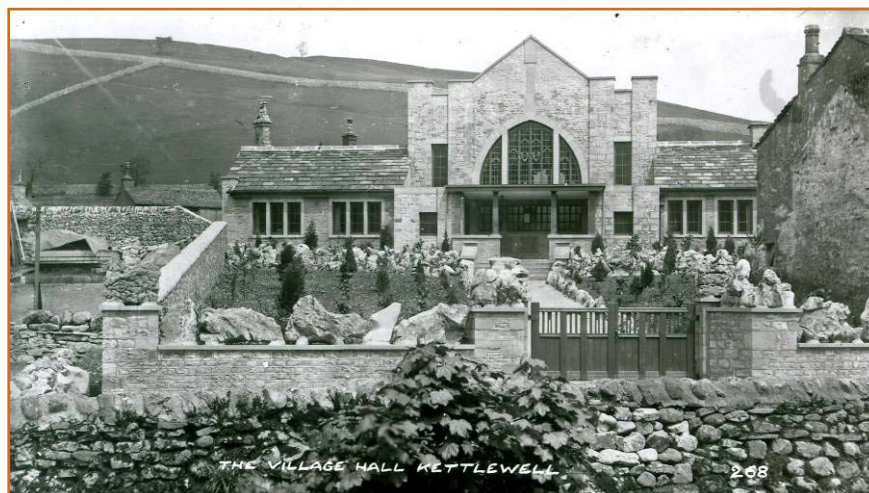
¹⁴ Hare 2003, 7, 10, 13-14, 25-26, 31 & 46-47.

¹⁵ Raistrick 1996, 15.

¹⁶ Hare 2003, 4, 6-8, 10, 13, 24 & 26-27.

¹⁷ Hare 2003, 13, 29, 34 & 36.

Figure 28: Village Hall (photo © John Roberts)



c) Quality of Buildings and Their Contribution to the Area

Having the majority of buildings date from the nineteenth century or earlier, including three old pubs and several former traditional farm buildings, amongst them the unique fifteenth-century timber-framed Fold Farmhouse, provides an evidential value which is part of the special interest of the Kettlewell Conservation Area (see 3.0).

Overview. The buildings of Kettlewell mainly date from the eighteenth and nineteenth centuries, but there also are a number of relatively unspoilt early seventeenth and eighteenth century properties. Noteworthy is the fifteenth-century timber-framed Fold Farmhouse (figure 37) which is unique in the area. In Kettlewell there were two centres of power. The ecclesiastical power was vested in Coverham Abbey which had a resident Canon and ran the church, while the secular power was the manor run by the de Grey/Neville families (see 4.2.a). The result is two significant houses in the village which are likely to have medieval origins. Old Hall (figure 46) was probably the manorial property and likely to be a later rebuild of an earlier timber-framed building, while Fold Farm is the former church property, located closest to the church¹⁸.

¹⁸ Crook 2003, 61.

The *pre-Victorian architecture* of Kettlewell is mainly of a vernacular style, using local materials and essentially modest in scale. Roofs are made of stone slates in diminishing courses, and the walls are built of coursed, random or slobbered rubble, a few of which have a protective white-washed render, such as the three pubs today (historic photographs also show them rendered, yet only the Blue Bell Inn in white). Quoins are generally medium-sized but not prominent and some walls incorporate protruding through-stones. Window and door surrounds, often in gritstone, vary greatly in style; not only do buildings display the fashions of the time built but also when they were subsequently altered. Traces of earlier openings and building lines can still be seen today. The windows come in a variety of different types:

- Multi-pane (4, 6, 8, 12-light) windows with leaded glazing bars: only at Green Lea
- Multi-pane timber windows, either fixed or as casements or sashes, some of them seem to be of historic origins
- uPVC mock-historic windows with stuck-on glazing bars, often as casements but also some sashes
- Timber Victorian sashes, replacements and originals (plate glass)
- uPVC mock-Victorian sashes
- Modern timber casement windows with contemporary opening patterns

However, as the fenestration in particular shows, there are also a few polite elements amongst the pre-Victorian architecture. The Manor House

(figure 45) looks like an earlier building (for example, there are the remains of an older chimney stack on the gable end) which was given a later, Georgian, re-frontage with 12-pane sash windows and an elaborate entrance door, all laid out symmetrically. In great contrast, The Old Hall (figure 46) has retained its original seventeenth-century mullion-and-transom hood-moulded openings to its main elevation.

As the previous section indicates (see 4.4.b), many buildings have changed their uses through their history, such as barns (figure 29) – of which there was a high concentration – and shops that have been converted into residential accommodation. Cottages are also very common throughout the village, with some of them linked to the former industrial uses of the area. There are also several small-scale outbuildings (figure 33) dotted throughout the village.

Figure 29: Barn conversions: Coltsfoot and Battery Barn (photos © Gaby Rose, YDNPA, 2011)



Despite the strong vernacular architectural tradition in the village, there are also buildings in a **Victorian town style**, such as Fellside/Valley View, Dale House (figure 30) and the village store. These buildings are much more structured in their design and elevation, using symmetrical arrangements. Their roofs are clad in lighter imported slates, no longer in diminishing courses, while the walls are either built in sized, coursed stone or covered with a greyish render. Quoins are also evenly sized and protrude. Windows – often with ground floor bays – and doors have become much taller to let in more light, and their surrounds or lintels are flat-faced and flush with the walls. Many of the Victorian timber sashes survive in-situ and add to the character of these buildings, as well as some of the stained glass and leaded glazing bars. However, there are also rare appearances of casement windows with leaded glazing bars and swirls in the glass, uPVC mock-Victorian sashes with coloured glass, and modern timber windows. Furthermore, there are timber porches and dormers, which are quite prominent design features on the buildings. It is notable that The Elms and Cam Lodge are fairly similar in terms of form, elevation, stone coursing, and the chamfered lintel detail above each window including the bays.

Figure 30: Victorian town architecture: Dale House and Fellside/Valley View (photos © Gaby Rose, YDNPA, 2011)



Another old building which is also worth mentioning because it breaks the vernacular tradition is the nineteenth-century Manningham House. It has a very neat ashlar front which stands out amongst the 'rustic' façades. Also, the former chapel built in 1860 shows elements of polite architecture in the use of the round-arched windows with keystones and imposts (figure 31).

Figure 31: Polite elements: Manningham House and former chapel (photos © Gaby Rose, YDNPA, 2011)



Finally, there is a range of *twentieth-century architecture*. The distinct white-rendered Langcliffe Cottages, built in 1906, still represent some of the Victorian proportions from before the turn of the century, but with a hint of Arts-and-Crafts. The rendered row of houses along Conistone Road, built around 1940 as workers' cottages, represents the architecture of its time, as do the various stone-clad bungalows (**figure 32**) within Kettlewell. A much bolder and contemporary design is displayed by the village hall of 1926 (**figure 28**). In contrast, most recently constructed buildings have followed the pastiche route in order to blend in with the vernacular architecture.

Figure 32: Twentieth-century architecture: Langcliffe Cottages, 1-4 Conistone Road and Roebuck Homes (photos © Gaby Rose, YDNPA, 2011)



Again, there is a variety of windows. Many are uPVC casement windows, some with mock-historic elements, such as bays, with stuck-on glazing bars. One half of Langcliffe Cottages still has the original timber sashes with vertical glazing bars in the top sections, which adds character to the conservation area. The village hall, too, retains its original timber windows with stained glass and leaded glazing bars.

Listed buildings. Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. It should be noted that the designation protects the inside as well as the outside of a listed structure, even though interiors are not always featured in the list description. Furthermore, structures fixed to it or within the curtilage of a listed building and pre-dating 1948, such as boundary walls, outbuildings, enclosures, gates and other features, are also protected by the listing. Proposals for the demolition of listed buildings and internal or external alterations in any manner which affect their character, including curtilage structures, require listed building consent. Some works will also require planning permission. It is always advisable to contact the Authority when intending to undertake work to a listed building or any structures nearby.

Policy B13 of the Local Plan deals with development related to listed buildings or structures, including their setting. The aim of the policy is to ensure that those buildings that are designated as being of architectural or historic interest are protected from development that would result in a loss of their special character. There are about 1,700 listed buildings in the National Park, which represent the best preserved examples of their type and make a particularly important contribution to the overall character of the Yorkshire Dales.

The Kettlewell Conservation Area contains 16 listed buildings, two of them grade II*, which are marked red on the map in the appendix (see 9.4). None of them are currently registered as at risk:

- Church of St Mary
- Dam Side Cottage with outbuilding to right
- Dam Side House with forecourt railings and gates and attached barn to right
- Fold Farmhouse
- Grave slab 1 metre south of chancel of Church of St Mary
- K6 telephone kiosk
- Kettlewell Bridge
- Low Hall
- Manor Cottage
- The Green
- The King's Head
- The Manor House
- The Old Hall
- The Vicarage
- Town Foot Bridge
- West Gate farmhouse with barn attached to right

A description of each building can be found in the next section (see 4.4.d).

Unlisted buildings. The majority of unlisted buildings and other historic features, such as bridges or guide stones, contribute to the character of a conservation area, yet they are not protected from unwanted change or neglect. Structures that are not nationally listed but are significant may receive some protection by being designated as locally listed buildings. *Though lacking the statutory protection of other designations, formal identification [...] is material in planning decisions*¹⁹. For inclusion in a local list, unlisted structures that contribute positively to the special character or appearance of the Kettlewell Conservation Area should comply with some of the following criteria:

- Architectural qualities in the overall design or detailed features, which may either be unusual or characteristic to the overall style of the conservation area
- Association with a historical event or person of local, regional or national note
- Group value or related to a designated structure
- Landmark qualities
- Reminder of a former use within the area
- Respect for the surrounding historical structures, spaces and setting

Local list. The following buildings make a particular positive contribution to the conservation area and should be considered for inclusion on a local list (figure 33):

- Generator house and associated cement pillars (figure 25) formerly used for electricity generation (see 4.4.b)
- Kiln Hall Farm (figure 26): traditional farm buildings around a rectangular yard with much of their historic

¹⁹ DCLG *et al.* 2010, paragraph 15.

agricultural character still retained; unusual mullioned window openings on farm house; pinfold

- The village hall (**figure 28**) for its unmistakable modern design of its time, which is quite rare within the Yorkshire Dales where early-twentieth-century buildings tend to be utilitarian or to standard designs
- Coal sheds and washhouses east of the King's Head: although a simple utilitarian building it has a strong visual impact and provides a tangible link to day-to-day village life in the past
- The remaining unconverted agricultural buildings – not many that are left now – need protection of their historic character; too much of the agricultural character in the village has been eroded through insensitive development in the past

Figure 33: Coal sheds and washhouse near the King's Head and agricultural building on Conistone Lane (photos © Gaby Rose, YDNPA, 2011)



The residents of Kettlewell and other consultees are still invited to suggest other heritage assets they think should be included on a local list, and give appropriate reasons, evidence or references for their nominations.

d) Audit of Designated Heritage Assets

This section describes the appearance and condition of the 16 listed buildings within the Kettlewell Conservation Area. Their locations are marked red on the map at the back (**see 9.4**). There are no Buildings at Risk in the conservation area. The descriptions in the following paragraphs are based on the listing entries, unless stated otherwise.

Church of St Mary (**figure 34**), grade II* listed –

- Church
- Tower 1820, nave and chancel 1882-85
- Tower by T Anderson, nave/chancel by TH & F Healey
- Coursed rubble, ashlar dressings, graduated stone slate roof
- 3-bay nave with south porch, 3-bay chancel and west tower of 3 stages; chimney stack to rear
- The previous Georgian church had been found to be unsafe and was demolished – save for the tower – in 1882. The original Norman church was founded by the de Arches family, a branch of the de Percies, in 1120. The font is all that remains from the Norman church, carved with the boar's head of the Percy badge ²⁰.
- Current condition: good

²⁰ Anon (n.d.).

Figure 34: Church of St Mary
(photo © Gaby Rose, YDNPA, 2011)



Dam Side Cottage with outbuilding to right (**figure 35**), grade II listed –

- House and outbuilding
- House probably early C19, outbuilding dated 1835
- Limestone rubble, the house whitewashed, gritstone dressings, graduated stone slate roof
- 2-storey 2-bay house; 2-storey 2-bay outbuilding with arched cart entrance projects; vertical sliding sashes
- Included for group value with Dam Side House and barn
- Current condition: good

Figure 35: Dam Side Cottage
with outbuilding (photo © Gaby
Rose, YDNPA, 2011)



Dam Side House with forecourt railings and gates and attached barn to right (**figure 36**), grade II listed –

- House, railings, gate and barn
- House dated 1815 with remains of earlier house dated 1681, railings probably 1815, and attached barn probably late C18
- Rubble walls, whitewashed, with gritstone dressings and graduated stone slate roofs; iron railings
- 2-storey 3-bay house; 4-bay barn projects
- Rear bedroom (right) has paired cupboard beds of C17 origin, probably repaired and reset in the early C19
- Current condition: good

Figure 36: Dam Side House with railings, gates and barn (photo © Gaby Rose, YDNPA, 2011)



Fold Farmhouse (**figure 37**), grade II* listed –

- Farmhouse
- Late C15, encased in C17 with extensive C19 alterations and re-fenestration
- Timber frame (incomplete) with arch-braced principal rafter trusses, limestone rubble outer walls with ashlar dressings, graduated stone slate roof
- Originally a 4-bay open-hall house
- 2-storey 5-bay building including C17 fire window, projecting 2-storey gabled entrance bay including circular single-block window and C20 lean-to porch, and rear semicircular stair turret; roof braces carved with four-petalled flowers
- Although unique in this area, its elaborate roof structure resembles 2 houses near Wakefield, West Yorkshire: Horbury Hall (c.1480) and Liley Hall, Mirfield (c.1520)
- Current condition: good

Figure 37: Fold Farmhouse (photo © Gaby Rose, YDNPA, 2011)



Grave slab 1 metre south of chancel of Church of St Mary (**figure 38**), grade II listed –

- Grave slab
- Dated 1695
- Gritstone

- Single slab now set into the ground but possibly formerly in the church
- Inscription consists of three sections and is heavily weathered
- Current condition: poor in so far as the inscription is hardly discernible

Figure 38: Grave slab at Church of St Mary (photo © Gaby Rose, YDNPA, 2011)



K6 telephone kiosk (**figure 39**), grade II listed –

- Telephone kiosk
- Designed 1935 by Sir Giles Gilbert Scott
- Cast iron
- Square kiosk with domed roof
- Current condition: fair; loose board needs fixing

Figure 39: K6 telephone kiosk (photo © Gaby Rose, YDNPA, 2011)



Kettlewell Bridge (**figure 40**), grade II listed –

- Bridge over the River Wharfe
- Late C18, widened on downstream (south) side probably late C19, restored C20
- Ashlar and rubble stone
- Two segmental arches with large pointed cutwater between; flanking walls terminate in square piers
- Current condition: fair; some stone erosion, some open mortar joints, one ashlar face off, car damage

Figure 40: Kettlewell Bridge
(photo © Gaby Rose, YDNPA, 2011)



Low Hall (**figure 41**), grade II listed –

- House
- Early-mid C18 origins, substantially modified in 1849 (dated)
- Coursed limestone rubble, ashlar dressings, graduated stone slate roof
- 2-storey 3-bay building; early-mid C18 gable visible with remnants of quoins and small round-headed windows; main façade to the back substantially different to roadside elevation
- Current condition: good; large (unauthorised) advertising has a negative effect on the building and the conservation area

Figure 41: Low Hall, back of building along road side (photo © Gaby Rose, YDNPA, 2011)



Manor Cottage (**figure 42**), grade II listed –

- House
- Dated 1663 with probably mid C18 extension and reordering and C20 restoration
- Limestone rubble, gritstone dressings, graduated stone slate roof
- 2-storey 3-bay with outshut to rear and curved newel stair wall; chamfered mullioned windows and ground-floor hood mould at the back; small round window in gable
- Current condition: good

Figure 42: Manor Cottage
(photo © Gaby Rose, YDNPA, 2011)



The Green (**figure 43**), grade II listed –

- House
- Mid C17 with early C18 alterations and C20 restoration
- Coursed limestone rubble, gritstone dressings, graduated stone slate roof
- 2-storey building with random fenestration
- The extensive alterations and two inserted doorways suggest that this property was one of those converted to three cottages for lead miners in the C18
- Current condition: good

Figure 43: The Green (photo © Gaby Rose, YDNPA, 2011)



The King's Head (**figure 44**), grade II listed –

- Public house
- Originally constructed as a house in 1750, extended to rear and converted into inn around 1800²¹
- Rendered rubble, painted ashlar dressings, slate roof
- 3-storey 3-bay building with double-pitched roof and C20 porch; left gable with small blocked round window to first floor
- Current condition: good

²¹ Hare 2003, 11.

Figure 44: The King's Head
(photo © Gaby Rose, YDNPA, 2011)



The Manor House (**figure 45**), grade II listed –

- House
- Early-mid C18; re-fronted
- Limestone rubble, ashlar dressings, graduated stone slate roof
- 2-storey 5-bay building with rear 2-bay wing behind; elaborate architrave to doorway composed of flanking pilasters with entablature and cornice, above this a panel flanked by three scrolls forming an apron to the central first-floor window which has a slightly eared architrave
- Current condition: good

Figure 45: The Manor House
(photo © Gaby Rose, YDNPA, 2011)



The Old Hall (**figure 46**), grade II listed –

- House
- Early-mid C17
- Coursed grey and brown limestone rubble, with patches of rendering, gritstone dressings, graduated stone slates
- 2-storey 5-bay building with recessed and chamfered mullion – and some transom – windows, returned hood moulds and row of ten pigeon holes
- Current condition: good

Figure 46: The Old Hall (photo © Gaby Rose, YDNPA, 2011)



The Vicarage (**figure 47**), grade II listed –

- Vicarage
- Dated 1647, re-fronted and extended in late C18
- Limestone rubble, gritstone dressings, graduated stone slate roof
- 2-storey 4-bay building; traces of blocked doorway; C17 gable visible with remnants of quoins and small round-headed hollow-chamfered window to first floor
- Current condition: good

Figure 47: The Vicarage (photo © Gaby Rose, YDNPA, 2011)



Town Foot Bridge (**figure 48**), grade II listed –

- Bridge over Kettlewell Beck
- C18
- Ashlar
- One segmental arch with short flanking walls
- Current condition: good, although with some ill-chosen cement pointing

Figure 48: Town Foot Bridge
(photo © Gaby Rose, YDNPA, 2011)



West Gate farmhouse with barn attached to right (**figure 49**), grade II listed –

- Farmhouse and barn
- House dated 1645 with late C18 re-fronting, and late C18 barn
- House pebble-dashed with gritstone dressings, barn of limestone rubble, graduated stone slate roofs
- Possibly former lobby-entry plan
- 2-storey 4-bay house; 3-bay barn with central and right-hand bays projecting
- Current condition: good (farmhouse) and fair (barn) with cement mortar cracking

Figure 49: West Gate
farmhouse and barn (photo ©
Gaby Rose, YDNPA, 2011)



e) Traditional Building Materials, Local Details and the Public Realm

Historic features including traditional building materials, local details, as well as features and surfaces within the public realm provide an evidential value which is part of the special interest of the Kettlewell Conservation Area (**see 3.0**). They can contribute positively to the significance of a conservation area as they have the potential of providing characteristic elements to the buildings and their setting, particularly when well kept and in good condition. Likewise, inappropriate materials, surfaces and street furniture as well as lost or altered details will have a detrimental effect to some extent and, in extreme cases, even put the whole conservation area at risk.

Traditional materials. The prevalent building material in the Kettlewell Conservation Area is Carboniferous limestone. It was used for the construction of the pre-Victorian buildings, bridges, boundary walls and ground surfaces, while gritstone was sometimes used for quoins and window and door dressings. The walls are mainly made of rubble. Lime mortar ties the stones together. Generally, the pointing is wide and irregular and usually flush with the stonework, on some occasions slobbered. It is important that repairs and maintenance works are still carried out in a lime mortar as cement will cause damage to the stonework. Some of the boundary walls are of dry stone construction, others are coursed and laid in mortar and occasionally finished with more formal copings (**figure 58**). Several of the twentieth-century buildings – particularly in the south of the village – were also built in limestone, such as Langcliffe Garth (**figure 64**). In the past, some buildings had a protective coat of lime wash/render. Today the whiteness of the facades is retained on several buildings such as the pubs – with painted window and door dressings – and Langcliffe Cottages, but these are often relatively impervious modern coatings which may cause harm to the fabric of the buildings. Some buildings have a greyish cement-based render which can also be harmful.

Sandstone has been used as a mass building material in Kettlewell since the Victorian age, like at Dale House (**figure 30**) and the Roebuck Homes (**figure 32**), but it was also used on earlier window and door dressings and as the odd stone here and there within older walls. On the Victorian buildings the masonry is coursed in slimmer stone, while on the later twentieth-century houses it is deliberately arranged in a 'random fashion' with varying stone sizes to 'imitate' the old walls, and mortar joints are much neater and slimmer. Timber, often painted white, was used for Victorian porches, dormers and all historic window frames. Original, sometimes coloured, glass is an important survival within the conservation area. Cast iron can be found in the form of historic gates and railings (**figure 50**), often with distinct design.

Figure 50: Coloured glass with leading at Fellside and gate at Ladycroft - also note the carved stone posts (photos © Gaby Rose, YDNPA, 2011)



Overall, the traditional building materials of Kettlewell are typical for a Dales village. The textures are rough and the main colour grey, with splashes of white provided by a few buildings. On the whole it is a natural image, one that merges with the surrounding landscape.

Local details. These can be divided into two categories: those that are fairly common features and thus typical characteristics within the conservation area and/or the Yorkshire Dales, and those that are unusual and unique features. Both make a vital contribution to local distinctiveness.

The Kettlewell Conservation Area has the following common features of local interest (**figure 51**):

- Narrow flower beds kerbed by stone (**1**); they are also common in other Dales villages, for example in Clapham
- Churn stand at Sunters Garth (**2**), formerly used for the roadside collection of milk churns, but still a common feature throughout the Dales

- Historic shop front at village store (3)
- Chimney remnants of a former fire hood construction at Victoria Cottage (4), which is evidence that the house dates back to at least the seventeenth century when it may have been a heather-thatched cruck structure; there are more very old structures in Kettlewell which can be identified, for example, by a fire window or blocked openings and former building lines
- Pinfold at Kiln Hall Farm (5)
- Bee boles in the façade of the building opposite Hawbank (6); however, they should not be used for storing rubbish
- Beautifully planted high bed at the top of Far Lane
- Small circular windows, some of them date back to the late seventeenth century; they can be found on a few buildings in Kettlewell such as at Fold Farmhouse (figure 37) and Manor Cottage (figure 42)

Figure 51: Common features of local interest (photos © Gaby Rose, YDNPA, 2011)



The Kettlewell Conservation Areas also has the following unusual features of local interest (figure 52):

- Limestone pavement gravestones with copper plaques in the church yard (1) provide an evidential value which is part of the special interest of the conservation area (see 3.0); although they do exist in other graveyards within the National Park, such as at St Michael's in Linton, the quantity, size and number of brass plaques on a single stone of those in Kettlewell is unusual
- Historic access steps to the beck for householders to collect water (2)
- Door lintel at Hideaway cottage (3): crude carving of what looks like a cockerel; generally there are quite a few

inscribed door heads in the conservation area, but this one is different as it does not appear to be skilfully crafted

- Quirky window detail as part of boundary wall at outbuilding near Coach House (4)
- Asymmetrical mullioned windows at Kiln Hall Farm (figure 26)

Figure 52: Unusual features of local interest (photos © Gaby Rose, YDNPA, 2011)



Public realm. The Kettlewell Conservation Area has the following features and surfaces within the public realm which contribute to local distinctiveness (figure 53):

- Survival of a large amount of cobbled ground surfaces (see below)
- Boundary marker for the former West Riding on bridge next to the King's Head (1)
- Historic road sign near Town Foot Bridge (2)
- George VI letter box (Ludlow type) in the village shop wall on Middle Lane (3)
- War memorial built in 1920 (4) now commemorates the fallen of both World Wars
- Village stocks (4); these originally stood to the right of the path leading to the church from the old market square. Stocks were generally in use up to the mid-nineteenth century.
- The maypole (figure 13); the original one was erected in 1898 by donation. In 1953 Kettlewell Women's Institute put up the present maypole to commemorate the coronation of Queen Elizabeth II. Originally the seats were in the centre around the maypole facing outwards. It stands where the village green once was, and although the green is now gone the street still bears its name.
- There are four stone bridges – two of them listed (see 4.4.c) – and the Donkey Bridge which was originally made of wood and erected in 1863 to celebrate Queen Victoria's Silver Jubilee²²; the current bridge is in concrete with metal and mesh railings. Furthermore, there used to be stepping stones both across the river and the beck (see 4.4.g).
- Variety of cast-iron manhole covers exhibiting names of local manufacturers or suppliers

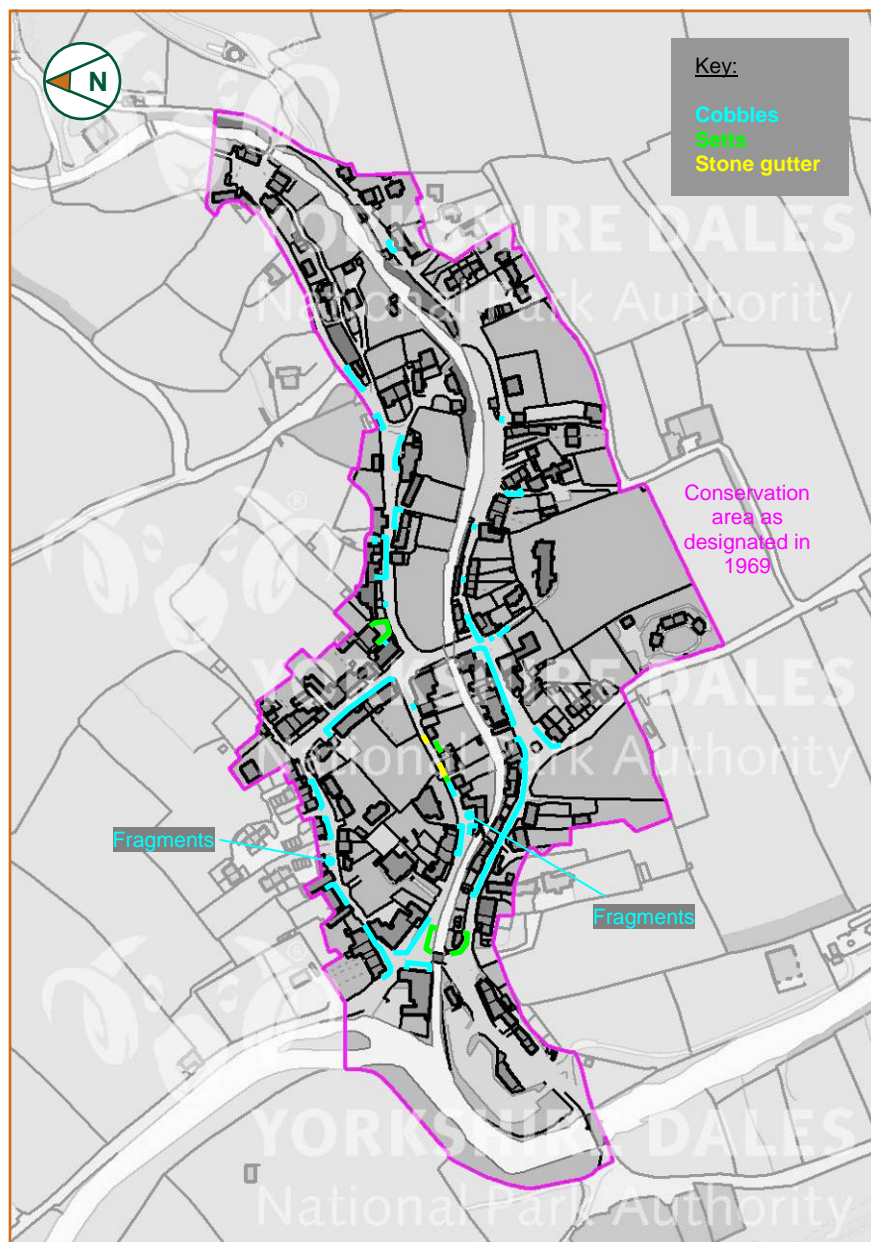
²² Hare 2003, 8-9 & 50.

Figure 53: Features within the public realm (photos © Gaby Rose, YDNPA, 2011)



The extensive survival of cobbled ground surfaces, in particular the long stretches along the road verges, provide an evidential value which is part of special interest of the Kettlewell Conservation Area (see 3.0). The map below indicates locations where cobbles, setts and stone gutters exist (figure 54). It includes some recently cobbled surfaces.

Figure 54: Cobbled surfaces and stone gutters @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



Good examples for setts and a stone gutter are shown below (figure 55). Setts are far less common than cobbles and exist in two main areas within the conservation area. However, unlike the example in the photo adjoining West Gate Farm, the setts at Town Foot Bridge look more recently laid, bounded by raised kerbing (figure 39).

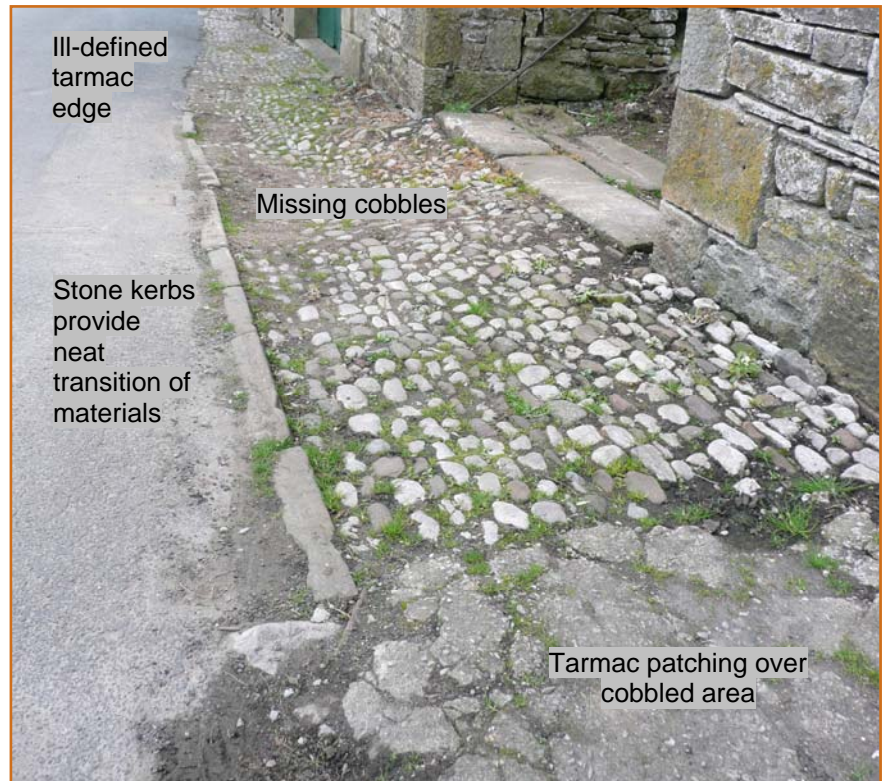
Figure 55: Dressed stone setts near West Gate Farm and stone gutter (photos © Gaby Rose, YDNPA, 2011)



Many of the cobbled surfaces in the village are of historic origin, in particular the cobbled gutters. There are several areas with modern cobbles which were often executed in poor quality, sometimes exhibiting more mortar than stone. In several locations historic cobble pieces are missing, and more may be hidden under the current tarmac cover. In such cases, character would be enhanced by reinstating the historic

surfaces. Another related common issue is the tarmac edge to the cobbled area, which is often ill-defined, although there are places where sandstone kerbs provide a neat edge (**figure 56**). Overall, historic ground surfaces are very vulnerable to wear and tear by vehicular forces as well as highways 'improvement' works.

Figure 56: Cobbled road verge near Damside Cottage (photo © Gaby Rose, YDNPA, 2011)



f) Contribution Made to the Character of the Area by Green Spaces and Its Biodiversity Value

Wildlife. The River Wharfe Site of Special Scientific Interest (SSSI) is the only biodiversity-designated site within the conservation area. Rivers are also a UK and Local Biodiversity Action Plan (BAP) priority habitat. Like all built areas there is the potential for bats to roost in suitable buildings, bridges and trees. All bat species in the UK have European Protected Species status.

The area surrounding Kettlewell is part of the Upper Wharfedale SSSI where one can find Calcareous Grassland, Lowland and Upland Hay Meadows and small areas of Alkaline fens which are all UK and Local BAP priority habitats. In addition, there are known to be populations of North Brown Argus butterflies on some areas of the Calcareous grasslands in the area, which is also a UK and Local BAP species.

Trees. Historic photographs show that mature trees have long been an important feature of Kettlewell, although some of the trees shown on late-nineteenth and early-twentieth century photographs have since gone and not been replaced, resulting in a different character within parts of the village (**figure 57**). Other areas, such as along the beck at Town Head where saplings have grown fast recently, may now be more wooded than in the past.

Figure 57: Mature trees at The Smithy (photo © John Roberts)



Today, when viewing Kettlewell from its southern approach, coming from Kilnsey, the density of the tree cover is clear yet contrasting. The village to the west of the bridge at the King's Head has many individual trees and garden hedges but no significantly wooded areas. In contrast, the village to the east of the bridge has large individual trees, groups of trees and wooded areas providing a different character to the conservation area.

A planted line of early mature sycamore is now well established on the western bank of the Wharfe with other mature self-set sycamore growing on the eastern bank adjacent to the National Park car park and Racehorses Hotel.

The properties on Conistone Lane have predominantly small gardens with Leyland cypress, other ornamental conifers, spruce, birch and sycamore evident. The properties between Kettlewell Beck and the south of Middle Lane again have numerous conifers, some cherry and maturing sycamore.

The north of Middle Lane has properties with mature and well maintained boundary hedges of yew and beech (**figure 58**). The larger gardens in this area have attractive birch, holly, yew and sycamore. The garden of Wharfeside has a particularly attractive beech tree with Irish yew and pine establishing well. Good specimens of pine, birch and holly also grow to the north of Troutbeck House. The village hall has purple plum growing either side of the path.

Figure 58: Boundary hedges of yew and beech (photos © Gaby Rose, YDNPA, 2011)



The properties to the north of Far Lane have mature pear, holly and beech within the gardens and sycamore growing on the northern boundaries. Jesmond Cottage has mature Leyland cypress with young ash and monkey puzzle well established. An attractive mature sycamore grows to the east of Jesmond Cottage.

St. Mary's church yard has mature trees on its boundaries and within. Sycamore, larch, horse chestnut, beech, Norway maple, lime, yew and

holly are found here. The trees here are well maintained and planting has been undertaken on the southern boundary. When trees are removed through death/decline or safety reasons there is available space for replanting to perpetuate the tree stock.

The properties to the east of the bridge at the King's Head and north of the beck have a much greater tree cover than those to the west of Kettlewell Bridge. Large, mature sycamore, horse chestnut, ash, lime and pine have had the space to develop full crowns. Natural regeneration of trees is found along the sides of the beck in places but the amount depends on the adjacent land use. Some new planting has taken place south of Damside House including ash and field maple. Two hollies to the south of Damside House are protected with Tree Preservation Orders as are the mature sycamores further east near Croft Cottage (**figure 59**). Spruce and pine to the east of Battery Barn provide an evergreen variation to the tree cover, with monkey puzzle and other conifers growing near Burnside and Chestnut Cottage.

Figure 59: TPOs at Damside House (photo © Gaby Rose, YDNPA, 2011) and east of Croft Cottage (photo © Ross Cannon, YDNPA, 2011)



The southern side of the beck sees good natural regeneration of ash and sycamore up to the stepping stones to the west.

Ornamental conifers and large spruce and pine grow in gardens and land adjacent to Langcliffe Garth.

Further west from Langcliffe Garth the beck-side trees are predominantly growing on the northern bank. Sycamore is the dominant tree with ash and pine also present.

The tree stock within the gardens of Kettlewell is on the whole varied in age so tree cover will be perpetuated. Natural regeneration on the beck sides and the edges of the built up areas may again provide tree cover in the future. Many of the beck-side trees are mature but not over-mature and may need attention in the short or medium term.

g) General Condition of the Kettlewell Conservation Area

The Kettlewell Conservation Area is generally in a good condition, because the buildings and public realm are overall well maintained. It is currently not considered to be a Conservation Area at Risk. However, there are several negative factors.

Negative factors. Features that harm the character or appearance of the area should either make way for positive change or, if that is not possible, be excluded from the boundary. The following elements detract from the special interest of the Kettlewell Conservation Area (**figure 60**):

- Cobbled ground surfaces and stone gutters in need of repair or reinstatement (**see 4.4.e**)
- Highways surfaces in a bad state of repair or unskilfully patched (**1**)
- Unsightly single/double-yellow lines. These should be repainted in a more ochre colour and with narrower lines. Car parking is a significant issue in Kettlewell, especially during weekends and holidays, with an increased number

of visitors who often park anywhere within the village and has led to a proliferation of no parking/private parking signs.

- The utilitarian appearance of the Yorkshire Dales National Park Authority car park, accentuated by untidy/cluttered areas around the garage/filling station and across the beck opposite Town Head, does not contribute to the architectural or historic interest of the conservation area and could be improved (2)
- 'Bollard mania' at Town Foot Bridge (3)
- The West Riding marker near the King's Head could do with a fresh coat of paint (see 4.4.e)
- Historic access points to the beck (figure 52) need to be maintained, sensitively repaired (in particular the steps and walls) kept unobstructed and accessible to the public which, at the moment, is not always the case. Some boundary walls along the beck in public view have recently been repaired to a low standard.
- Some twentieth-century development does not maintain or enhance the character of the conservation area (see 6.0); most barn conversions have led to significant loss of character of these buildings and their curtilage (see 4.4.c)
- Poor building maintenance
- Unsightly advertisements (figure 41)
- Maintenance of green spaces and the churchyard – there is a delicate balance to be struck between natural ecological succession and regeneration and maintenance of historic fabric and views
- Unsightly galvanised access barrier at footpath towards Donkey Bridge (4)
- Clutter of street signs, lamp posts, telegraph poles and overhead wires (5); galvanised poles stand out more than black poles which are generally more suitable for use within conservation areas. The bright red dog waste bins could also be more subdued in colour without detracting from their efficacy
- Eye-catching private 'fun' decoration at certain properties undermine the historic interest of the village; also, some characters from the scarecrow festival seem to take permanent residence in Kettlewell
- Loss of green verges, unauthorised hard standing and a multitude of different surfaces and parking signs along Kettlewell Beck on Open Space land (see 4.3.a)
- Stepping stones across the beck at Kiln Hall Farm are in an unusable state (6); although the route across the ford is not currently designated as a public right of way, there is evidence of historic public use. The stepping stones at the river crossing point behind the Racehorses Inn, have vanished completely. Reinstatement problems include the nature of the changing river bed and public rights of way issues.
- The use of uPVC windows and doors is detrimental to the quality of the conservation area (see below)

Figure 60: Negative factors
(photos © Gaby Rose, YDNPA, 2011)



²³ English Heritage 2009

Salesmen and window contractors often lead homeowners to believe that the original windows of their houses need to be replaced by **uPVC** substitutes. However, properly fitted timber windows can also be energy-efficient (see recent English Heritage research²³), coupled with the additional advantage of (re-)using more eco-friendly and sustainable resources. In the long-term, the costs of maintaining timber windows will normally be cheaper because they can be repaired – contrary to uPVC products which normally need replacing as a whole – thus reducing the consumption of building materials and energy and generation of waste. Moreover, the aesthetic qualities of uPVC and its mass-produced items are generally very low. By removing original design features from a historic structure, it may not only lose its heritage but also its market value.

A window audit of the Kettlewell Conservation Area was undertaken comparing the number of timber to uPVC windows, as perceived from the public right of way. Although the results do not take account of all the windows within the boundary as some facades or even entire buildings can be hidden from view, it still gives a rough indication of the potential loss of character. In the Kettlewell Conservation Area there are some 426 uPVC windows and 1169 made of timber, making the number of uPVC windows around 26.7 percent. While these findings are still reasonable when compared to some other conservation areas, this is clear evidence that the trend of installing uPVC windows has already had a damaging effect on the conservation area, serious consideration should be given to controlling further damage before it erodes the character of the village.

Neutral areas. Areas that neither enhance nor detract from the character or appearance of the Kettlewell Conservation Area are some of the twentieth-century houses (see 6.0). These buildings are often on the brink between being detrimental and neutral.

5.0 Community Involvement

¹ Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(2).

Purpose. Although there is no statutory requirement to consult prior to designation or cancellation of designation, the Authority considers it highly desirable that there should be consultation with local residents, businesses and other local interests such as amenity bodies. It is required by law to publish any proposals for the preservation and enhancement of conservation areas, and submit these for consideration to a public meeting ¹. We appreciate that what is valued by the community may add a new perspective to what is considered special by the Authority. The greater the public support and 'ownership' that can be enlisted the more likely it is that property owners are encouraged to take the right sort of action for themselves and that conservation policies succeed.

Scope. In order to maximise community involvement for the conservation area appraisal, the Authority gave a short introduction at the parish council meeting on 02 March 2001 and then provided two opportunities for residents and other stakeholders to give input for the final document: firstly, an informal drop-in session at draft stage and, secondly, a formal consultation period for the public consultation draft.

Drop-in session from 15:00 – 20:00
on Wednesday 15 June 2011
Kettlewell Village Hall

The combined drop-in session for the Kettlewell and Starborton Conservation Area Appraisals included an exhibition about the work in progress, and residents were invited to bring along photographs, maps, drawings or other items that illustrate some of the history of the two villages which might add to the appraisal. The aim of the session was to have community input from an early stage, to hear people's views about what is architecturally or historically important about the designated area, to identify problems within it and to assess whether the boundary was still appropriate. We received fourteen feedback forms and the Authority took on board comments made by residents and other stakeholders to help shape the public consultation draft.

Public consultation draft available on
www.yorkshiredales.org.uk/conservationarea-appraisals
from 18 August - 02 October 2011

As part of the consultation process, a draft appraisal and management plan outline was available on the Authority's website, together with a feedback form. This had mainly multiple-choice questions, but also some fields that allowed more detailed comments.

In addition, the county, district and parish councils were approached together with groups and organisations directly that were likely to have a special interest in the Kettlewell Conservation Area. The contact list at the back ([see 9.3](#)) gives a good idea about who was targeted, in addition to people living inside the designated boundary. The appraisal was advertised through leaflets for every individual household in the conservation area, and paper copies of the document and feedback form made available at Lychgate House in Kettlewell, the home of Craven District Councillor and YDNP Member John Roberts, and the National Park Offices in Grassington and Bainbridge.

Findings. During public consultation, five people or organisations filled out the questionnaire or sent a response by email, post or phone call. The low level of response is disappointing but may be traced back to the pre-consultation meeting, where fourteen preliminary feedback forms were already filled in.

6.0 Suggested Boundary Changes

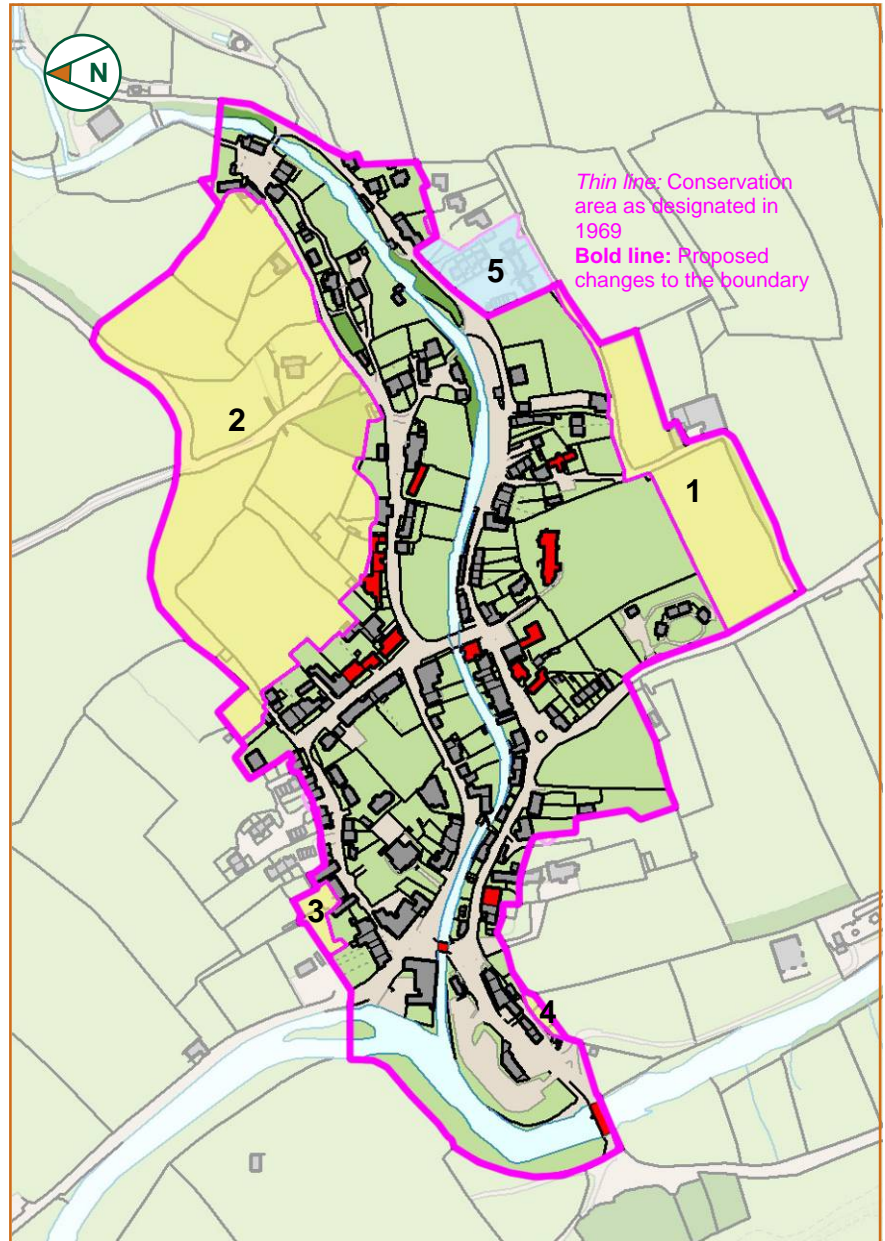
The Authority has a target to review conservation areas on a ten-year cycle, including a re-assessment of their boundaries. This section makes suggestions how the current boundary of the Kettlewell Conservation Area could be improved.

Public consultation. A number of possible boundary changes were identified in the consultation draft of the appraisal including suggestions made by the public during the pre-consultation meeting in June (see 5.0). These included:

- Include the hillside north of Town Head (including the Old School, 1929 bungalow, tear-shaped enclosure and small woodland)
- Include land northeast of Dam Side Cottage (including privately-owned walled garden)
- Include the orchard along Sally Lane
- Include Cam Garth development
- Include land behind Far Lane Farm (including a small walled garden)
- Include fields and structures to south of village
- Include two fields, a barn and tree-lined track to south of church
- Exclude the YDNPA car park (except for the garage)
- Exclude Langcliffe Garth properties (except for the terrace)

Post-consultation. Further analysis of the current conservation area suggests that the following boundary changes should be considered in any future review of the boundary (figure 61).

Figure 61: Suggested boundary for future review @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740; Graphics © Gaby Rose, YDNPA, 2011)



(1). Include two fields (the current campsite has a rectangular earthwork), a barn, a tree-lined track to the south of the church (**figure 62**), and part of a footpath. All of this already makes a positive contribution to the setting of the current Kettlewell Conservation Area and appears as a definite feature of Kettlewell on the 1847 tithe map. The tracks/paths at the fringe of Kettlewell are a characteristic of the village.

Figure 62: Barn with field in front and tree-lined track with field to the left (photos © Gaby Rose, YDNPA, 2011)

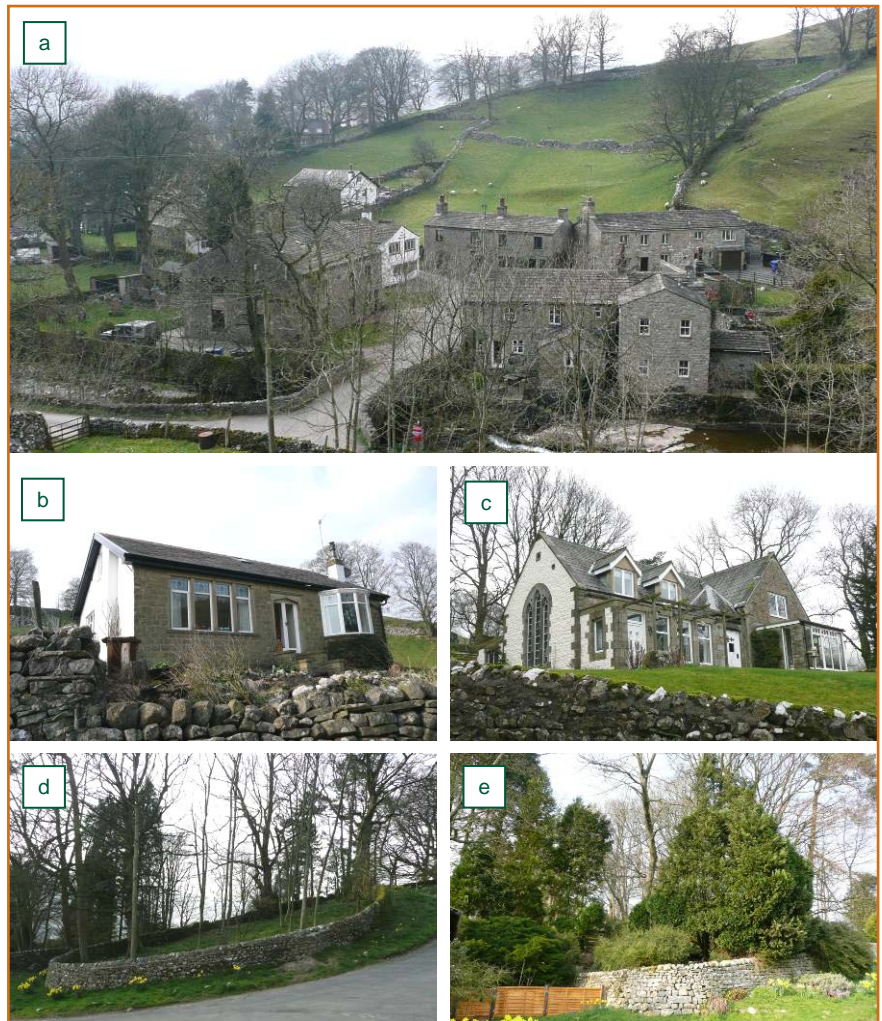


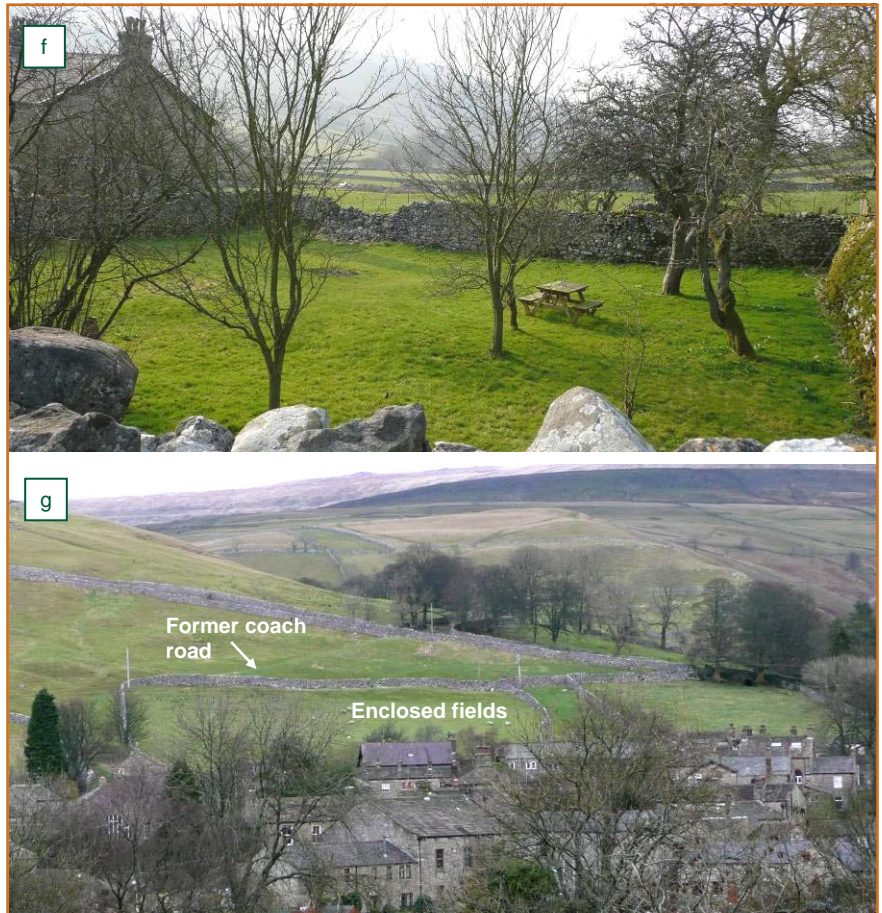
(2). Include the hillside north of Town Head and an extended area to the west. This contains a number of elements which would make a positive contribution to the conservation area including (**figure 63**):

- ¹ Raistrick 1971, 34.
² Hare 2003, 46.
³ Pontefract & Hartley 1947, 72.

- The Old School House (c) which is of historic interest. Constructed in 1876 on the site of an earlier school it was built on the waste of the manor by the Swale family who had a mining interest in Swaledale. In the mid-nineteenth century the school was too small and in bad condition so the vicar, who was in control of the school, bought a piece of land to build a new school on, which would be run by members of the Church of England. The villagers, many of whom were non-conformist miners who had raised funds, disliked the vicar's ideas about management and pulled the building down before completion. Subsequently, the vicar built a new school on the old school site. The villagers were so incensed that it was church-run again that they withdrew their children, and the school closed after barely two months of life ¹.
- The enclosed fields and hillside setting to Town Head – including several mature trees which forms a significant backdrop to the village (a)
- Meadowcroft bungalow of 1929 (b), a period piece which uses historic elements but does not copy the past to create its own design; it is also reminiscent of the bungalows at Roebuck Homes (figure 32)
- Cattle creep to the west of the Old School
- Former coach-road section between Sally Lane and Park Rash Road (g)
- Enclosed orchard (f) along the old coaching road, Sally Lane ². Orchards used to be a typical nineteenth-century feature of the village – *About 1850 Kettlewell consisted of low stone houses backed by gardens and orchards [...]* ³

Figure 63: Hillside north of Town Head and area to the west (photos © Gaby Rose, YDNPA, 2011 & 2012)





(3). Include land behind Far Lane Farm. At the moment the boundary line is drawn too close to the historic buildings. One of the properties has a small walled garden.

(4). Include the enclosed gardens behind Bridge End Cottage as they belong to the row.

(5). It is considered that the Langcliffe Garth development (figure 64) does not make a positive contribution to the historic and architectural interest of the Conservation Area and should be excluded

Figure 64: Langcliffe Garth: detached house and garage block (photos © Gaby Rose, YDNPA, 2011)



Other boundary changes include minute adjustments to follow property boundaries shown on current OS mapping which have changed since the 1969 boundary was designated.

Three changes identified in the consultation document are not considered appropriate:

- the fields and structures to south of village are not considered to be of sufficient merit to warrant inclusion
- the Cam Garth development, while of local interest, is not of historic interest and would not make a positive contribution to the conservation area
- the garage and car park site, while not enhancing the appearance of the conservation area, both have potential for improvement and should be retained

7.0 Local Generic Guidance

Policy guides. The Authority has issued the following policy guides which address repair and maintenance issues in regard to the historic built environment:

- ¹ YDNPA date?.
- ² YDNPA 2005.
- ³ YDNPA 2010.
- ⁴ YDNPA 2002.

- *Summary Guide for Property Owners and Developers* ¹
- *Advice Note 1: Replacement Windows & Doors* ²

There is also a planning advice leaflet on listed buildings ³.

Design guides. Furthermore, the Authority has issued a *Design Guide* ⁴ which sets out the general design principles we promote for use throughout the Yorkshire Dales National Park.

All of the above information is available on our website ([see 9.1](#)).

Further guidance will be issued by the Authority and published in form of Supplementary Planning Documents (SPDs).

8.0 Summary of Issues

Concerns. Providing an overview, the main detractors, problems and pressures for the Kettlewell Conservation Area ([see 4.4.g](#)) were identified as the following:

- Clutter
- Inappropriate building products or materials
- Private/public use and ownership issues (including car parking)
- Repair and maintenance issues
- Unattractive modern development

Actions. Some of these issues need to be addressed through statutory action by the Authority. For example, Article 4 directions can provide better control on alterations within the conservation area ([see 2.2](#)).

Proposals for the management of the Kettlewell Conservation Area are outlined in Part II.

9.0 Useful Information, Appendices and Contact Details

This section comprises references to principal sources of information, a short glossary of architectural and geological terms, as well as useful names and addresses of both national and local organisations for enquiries and comments.

9.1 References and Further Reading

Note: Internet sources were accessed in between January and June 2011, unless stated otherwise.

a) General Publications

English Heritage (2006a) *Guidance on conservation area appraisals*. Available on www.english-heritage.org.uk and www.helm.org.uk

English Heritage (2006b) *Guidance on the management of conservation areas*. Available on www.english-heritage.org.uk and www.helm.org.uk

English Heritage (2008) *Conservation Principles. Policies and Guidance for the Sustainable Management of the Historic Environment*. Available on www.english-heritage.org.uk and www.helm.org.uk

English Heritage (2009) *Research into the Thermal Performance of Traditional Windows: Timber Sash Windows*. Available on www.climatechangeandyourhome.org.uk

Government Office for Yorkshire and the Humber (2008) *The Yorkshire and Humber Plan. Regional Spatial Strategy to 2026*. London: TSO. Available on www.goyh.gov.uk

White, Robert (1997) *Book of: The Yorkshire Dales – Landscapes through Time*. London: B.T. Batsford

b) Topic-specific Publications

Anon (n.d.) '1820 – 1882 Welcome to St Mary's Church Kettlewell' leaflet.

Crook, Dave (2003) 'From Starbottan to Kettlewell', *Yorkshire Buildings – the Journal of the Yorkshire Vernacular Buildings Study Group*, 31, 56-63.

Dalesman (?) *Kettlewell and Buckden* (newspaper insert). Clapham: Dalesman Publishing Company.

Gill, Mike (1994) *British Mining No. 49 – The Wharfedale Mines*.

Hare, Colin (2003) *A Walk around Kettlewell*.

Lamb, Michael (1991) *An Appraisal of Settlements in the Yorkshire Dales National Park. A Report to the Yorkshire Dales National Park Committee*.

Pontefract, Ella & Hartley, Marie (1947) *Wharfedale*. London: J. M. Dent & Sons Ltd.

Raistrick, Arthur (1996) *Kettlewell – A Short History*. Kettlewell: Kettlewell Village Society.

Raistrick, Elizabeth (1971) *Village Schools – An Upper Wharfedale History*. Clapham (via Lancaster): The Dalesman Publishing Co Ltd

RCHME (Royal Commission on the Historical Monuments of England) (1995) *Fold Farmhouse, Kettlewell, Kettlewell with Starbottom, North Yorkshire*. Swindon: National Monuments Record Centre.

Roe, Martin and Davis, Anna (2003) 'Kettlewell Smelt Mill', *British Mining*, 73, 104-111.

c) Publications by the Yorkshire Dales National Park Authority

YDNPA (2002) 'Design Guide', www.yorkshiredales.org.uk/design-guide_web.pdf

YDNPA (2005) 'Advice Note 1: Replacement Windows & Doors', www.yorkshiredales.org.uk/windows_and_doors_advice_note.pdf

YDNPA (2006) Yorkshire Dales Local Plan 2006

YDNPA (2007) 'The Yorkshire Dales: Today and Tomorrow 2007-12. Yorkshire Dales National Park Management Plan', www.yorkshiredales.org.uk/management-plan.pdf

YDNPA (2009) Corporate Plan 2009/10

YDNPA (2010) 'Planning Advice in the Yorkshire Dales National Park: Listed Buildings', http://www.yorkshiredales.org.uk/2010-12-17_gir_listed_buildings_leaflet.doc

YDNPA (date?) 'Summary Guide for Property Owners and Developers', www.yorkshiredales.org.uk/summary_guide_for_property_owners_and_developers.pdf

d) Government Legislation and Guidance

Department for Communities and Local Government (2010) *Planning Policy Statement 5: Planning for the Historic Environment*. London: TSO. Available on www.communities.gov.uk

Department for Communities and Local Government, Department for Culture, Media and Sport, English Heritage (2010) *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. Available on www.english-heritage.org.uk

Department for Culture, Media and Sport (2010) *The Government's Statement on the Historic Environment for England 2010*. Available on <http://www.culture.gov.uk>.

Office of the Deputy Prime Minister (2004) *Planning Policy Statement 7: Sustainable Development in Rural Areas*. Available on www.communities.gov.uk

Planning (Listed Buildings and Conservation Areas Act) 1990. Available on www.opsi.gov.uk

Town and Country Planning Act 1990. Available on www.opsi.gov.uk

Town and Country Planning (General Permitted Development) Order 1995 (as amended). Available on www.opsi.gov.uk

e) Websites

Kettlewell village homepage: www.kettlewell.info

Telegraph & Argus (2004) 'Prince suggests solution to housing crisis', http://www.thetelegraphandargus.co.uk/archive/2004/02/27/Bradford+District+Archive/8004342.Prince_suggests_solution_to_housing_crisis/

9.2 Glossary of Terms and Abbreviations

Ashlar	Dressed stone wall of smooth surface, usually made of rectangular stone blocks and very thin mortar joints
Designation	The way of marking that a building, monument or landscape has special interest in the national context, and protecting it by law. In the United Kingdom, there are currently seven categories: listed buildings, conservation areas, scheduled monuments, registered parks and gardens, registered historic battlefields, protected wreck sites, and World Heritage Sites.
Domesday	The Domesday Book is the record of the great survey of England, which was completed in 1086. To achieve this, William the Conqueror sent men all over the country to find out what or how much each landholder had in land and livestock, and what it was worth. Mention in 'Domesday' implies that a settlement has existed since at least 1086 but not necessarily in the same location.
Grade I, II*, II	Within the listed buildings designation, there are three rankings. The highest is grade I, which applies to buildings with <i>exceptional interest</i> , followed by grade II*, which are particularly important buildings of <i>more than special interest</i> . However, the vast majority of listed buildings are grade II, which are of <i>special interest</i> .
Hood mould	Horizontal moulding or string course for throwing water off and thus protecting windows below
Heritage asset	Building, monument, site or landscape of historic, archaeological, architectural or artistic significance, whether designated or not. Conservation areas are designated groups of heritage assets where the whole is greater than the sum of its parts.
Impost	Upper course of pilaster, pillar or pier from which an arch springs
Keystone	Central stone of an arch
Listed building	Structure or feature designated by the Secretary of State for its special historic and/or architectural interest
Manor	Estate over which the owner ('lord') had jurisdiction, exercised through a manor court
Meer	Small piece of land 7 yards x 29 yards
Mullion	Upright (stone) member dividing the lights of a window

9.3 Contacts

Craven District Council

Address: Granville Street, Skipton, North Yorkshire, BD23 1PS
Phone: 01756 700600
Email: contactus@cravendc.gov.uk
Web: www.cravendc.gov.uk

English Heritage (Yorkshire regional office)

Address: 37 Tanner Row, York, North Yorkshire, YO1 6WP
Phone: 01904 601 901
Email: yorkshire@english-heritage.org.uk
Web: <http://www.english-heritage.org.uk>

North Craven Building Preservation Trust

Address: c/o Pendle Heritage Centre, Colne Road, Barrowford,
Nelson, BB9 6JQ
Phone: 01282 877 686
Web: <http://www.ncbpt.org.uk>

North of England Civic Trust

Address: Blackfriars, Monk Street, Newcastle upon Tyne, NE1 4XN
Phone: 0191 232 9279
Email: admin@nect.org.uk
Web: <http://www.nect.org.uk>

Kettlewell-with-Starbottan Parish Council (Clerk)

Address: Mrs Louise Close, Manningham House, The Green,
Kettlewell, North Yorkshire, BD23 5RD
Phone: 01756 770 264
Email: clerk@kettlewell-starbottan-pc.gov.uk

Society for the Protection of Ancient Buildings (SPAB)

Address: 37 Spital Square, London, E1 6DY
Phone: 020 7377 1644
Email: info@spab.org.uk
Web: <http://www.spab.org.uk>

The Victorian Society

Address: 1 Priory Gardens, London, W4 1TT
Phone: 020 8994 1019
Email: admin@victoriansociety.org.uk
Web: <http://www.victoriansociety.org.uk>

Yorkshire Dales National Park Authority

Address: Conservation & Community, Yoredale, Bainbridge, Leyburn,
North Yorkshire, DL8 3EL
Phone: 0300 456 0030
Email: info@yorkshiredales.org.uk
Web: <http://www.yorkshiredales.org.uk>,
<http://www.outofoblivion.org.uk>

Yorkshire Vernacular Buildings Study Group

Address: 11 Hall Park, Heslington, York YO10 5DT
Email: enquires@yvbsg.org.uk
Web: <http://www.yvbsg.org.uk>

9.4 Maps of Kettlewell

See following pages

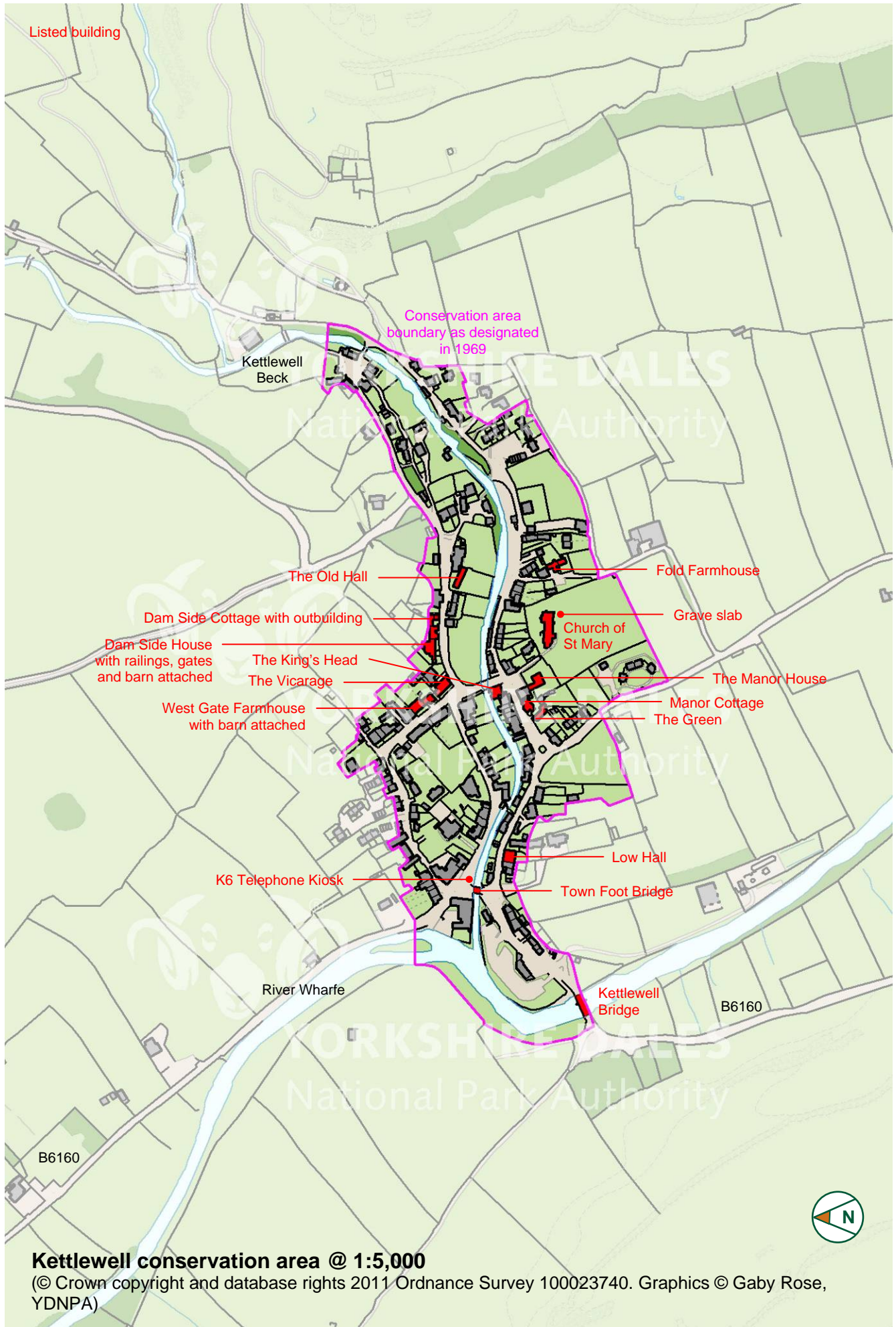


Figure 65: Kettlewell in 1851 originally drawn @ 1:10:560, here reproduced @ 1:10,000 (Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2010. Ordnance Survey Licence number 100023740)

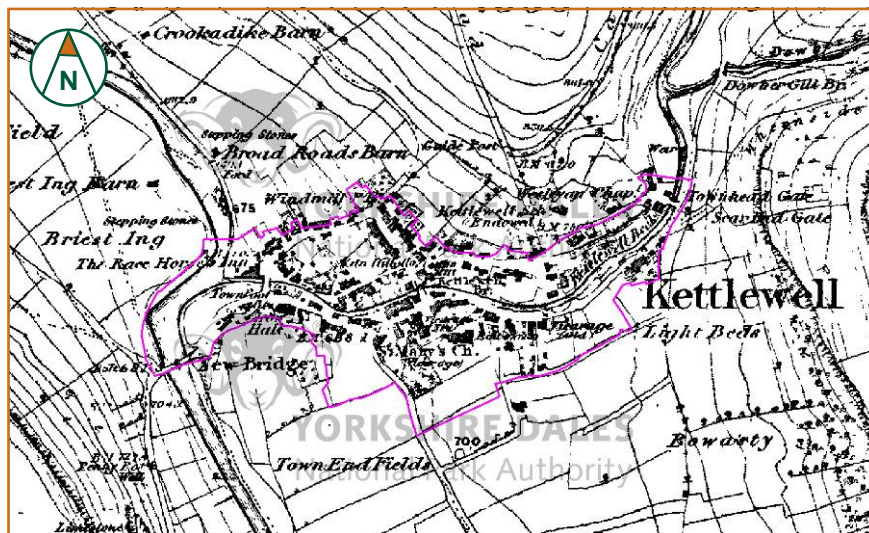


Figure 66: Kettlewell in 1893 originally drawn @ 1:2;500, here reproduced @ 1:10,000 (Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2010. Ordnance Survey Licence number 100023740)

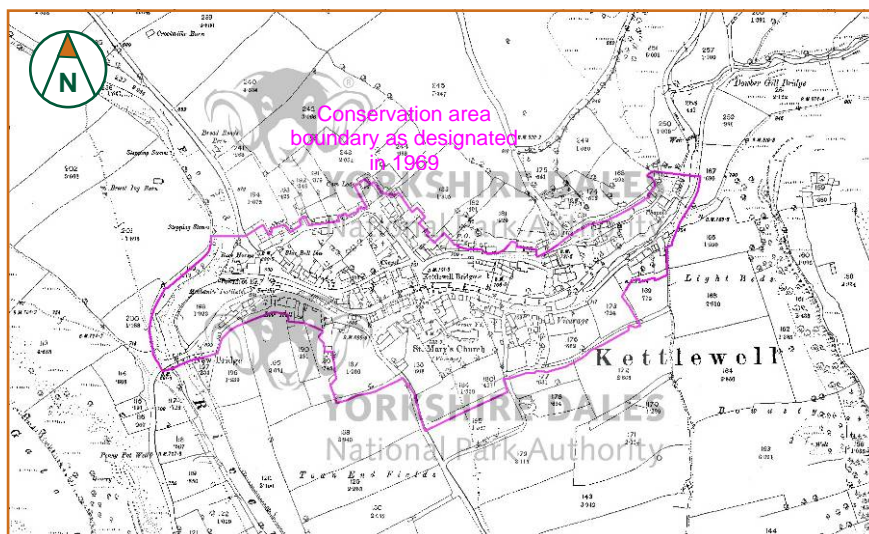
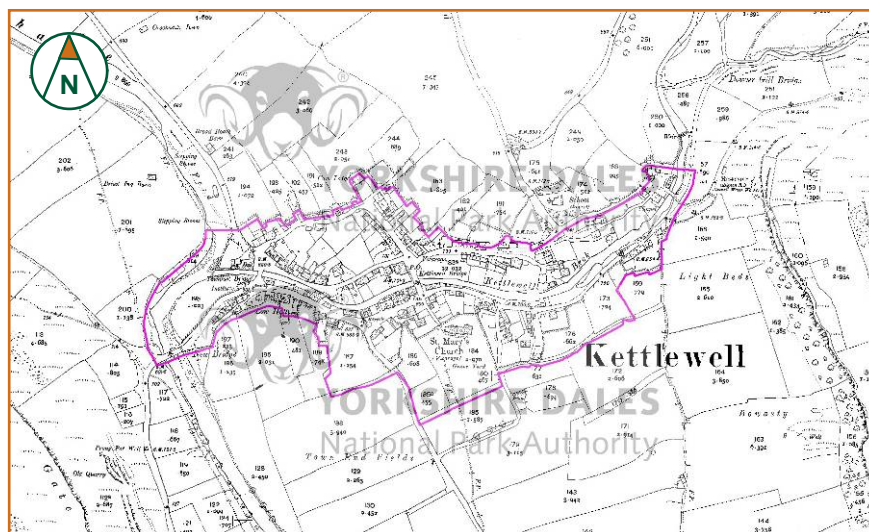


Figure 67: Kettlewell in 1909 originally drawn @ 1:2;500, here reproduced @ 1:10,000 (Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2010. Ordnance Survey Licence number 100023740)



PART II

10.0 Management Proposals/Strategy

The management strategy for the Kettlewell Conservation Area is contained in a separate section as it may need to be updated more frequently than the remainder of the document. It is based on the findings of Part I, having evolved from an understanding of this historic place and an assessment of its significance and values, as well as its weaknesses and threats. The final strategy will be subject to regular monitoring and review.

General issues. *Good conservation of heritage assets is founded on appropriate routine management and maintenance. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining an asset*¹. However, there are often financial pressures to do **repair and maintenance works** using inappropriate materials and techniques, which not only harm the authenticity of a building, but also are likely to damage its fabric. To counteract this threat, awareness has to be raised of how historic structures function and which treatments apply, as well as what fund-raising opportunities exist. Quite often out of poor knowledge or convenience, the style of a building is altered by removing historical features or adding modern elements which can devalue the entire historic structure. Here, too, education work needs to be carried out, explaining the necessity for minimum or sensitive intervention using the expertise of a conservation specialist, so the character of a building can be enjoyed for generations to come.

*Where the ongoing energy performance of a building is unsatisfactory, there will always be some scope for suitable **adaptations** to be made without harm to the asset's significance [...] Intrusive interventions, such as the external mounting of microgeneration technology, can harm the significance of a heritage asset. Where such interventions are proposed, a temporary, reversible installation will generally be preferable to one that causes irrevocable harm to an asset's significance*². Likewise, when mounting satellite dishes, solar panels or other contemporary equipment, the manner and location of their installation must be carefully considered.

The special interest of the Kettlewell Conservation Area (see 3.2) should be considered in any **new development**. Policy B7 of the Local Plan requires that all new buildings must be in sympathy with their surroundings in order to protect and, where appropriate, enhance the unusual degree of homogeneity which survives in the built environment of the Yorkshire Dales. Recognising how design (scale, proportion, massing), materials and pattern of land use (plan form, layout) of the built historic environment provide distinctiveness and definition to the conservation area helps guide appropriate new construction that will contribute positively to the significance of Kettlewell. *By encouraging applicants to consider both how existing valued heritage assets can inform high quality design that is inspired by its local context and how the best contemporary design can fit comfortably into its surroundings, the local planning authority can help deliver sustainable communities and places that residents highly value. It is important to recognise that new development that relates well to its surroundings is likely to last longer before its replacement is considered and therefore makes a greater contribution to sustainability*³. New pastiche development that attempts to replicate historic building styles in detail is not encouraged. It is strongly advised to employ professionals with the appropriate experience and qualifications when working with heritage assets.

Furthermore, the use of inappropriate poorly designed and detailed **uPVC products** severely erodes the special interest of the historic environment, putting the quality, character and appearance of the conservation area at risk. There is clear evidence that this trend of installing uPVC windows has already had a damaging effect on the Kettlewell Conservation Area

¹ DCLG *et al.* 2010, paragraph 148.

² *ibid*, paragraph 25.

³ *ibid*, paragraphs 34 & 44.

(see 4.4.g). To counteract this threat, an Article 4 direction (see 2.2) could be served on the conservation area, which would require planning consent for all new replacement of historic windows and doors. This would ensure that good-quality design is promoted throughout the conservation area, and monitor the loss of timber windows and historic glazing.

However, this document is not only intended to aid residents and developers in the construction, repair and maintenance of private properties, but also to raise awareness for stakeholders in the **public realm**, including the Highways Authority. When looking at conservation areas in the Yorkshire Dales National Park, common issues in the public realm keep reappearing:

- Road surfaces in a bad state of repair or unskilfully patched (this also relates to works the utility companies carry out)
- Clutter of signage and other street furniture (e.g. bollards)
- Poor state of road signs and other street furniture
- Galvanised poles, which are unsightly and would be less intrusive in black

Highway works within conservation areas need a little more consideration, so that their impact does not put the special interest of the historic environment at risk. This will require more careful planning in advance, but the actual works may actually involve less input, for example in order to prevent the accumulation of street clutter etc. *Transport proposals can affect the setting of heritage assets and highways authorities are advised to consult with the local planning authority in such circumstances*⁴.

⁴ Planning (Listed Buildings and Conservation Areas) Act

Along similar lines, **telegraph poles and overhead lines** are likely to have a detrimental effect on conservation areas. Although opportunities for undergrounding do exist, they are very costly and will often require external funding. Nevertheless, the benefits of such a scheme may be worth investigating.

Proposed actions. During the production of the Kettlewell conservation area appraisal (see 5.0), the Authority identified the need for the following management actions:

- Change the conservation area boundary (see 6.0)
- Article 4 direction on the future use of uPVC replacement products (see above). Article 4 directions could also be put on other permitted development items such as solar panels, etc.
- Local list for unlisted buildings that are of particular significance to the character and appearance of the conservation area (see 4.4.d)
- Discuss the implications of the finalised appraisal with the Highways Authority so they are aware of the conservation area status when intending to do works in the public realm (see above)
- Carry out some highways-related works, e.g. paint galvanised poles black, re-paint West Riding marker, and de-clutter some of the signage and other highways items
- Residents and businesses are asked to keep clear the access to the historic access points
- Repair and reinstate cobbled surfaces, stone gutters and historic access steps to beck, although funding will need to be raised for this
- Redesign the welcome/pay point in the Authority's car park, if feasible

- Require a high standard of design and construction in all new development and maintain significant designated Open Space
- It is raised for discussion whether to reinstate the stepping stones or not, keeping the public access issues in mind

Action Plan. The final strategy, as outlined below, has evolved from the above proposals and will be subject to regular monitoring and review.

Action	Who	Status	Date
Change conservation area boundary	YDNPA	To be reviewed	
Article 4 direction on uPVC replacement products	YDNPA	To be reviewed	
Local List for unlisted buildings	YDNPA	To be reviewed	
Discuss finalised appraisal with Highways Authority	YDNPA		May 2012
Carry out highways related/public realm works	YDNPA/ NYCC	Pending	
Ask residents and businesses to tidy up, de-clutter and keep historic accesses to water unobstructed	PC	Pending	
Apply for LEADER funding for repairs to cobbled gutter in Area C	YDNPA/PC	DONE	Oct 2011
Carry out repairs to cobbled gutter in Area C	YDNPA/PC	Ongoing	May 2012
Secure funding for repairs to cobbled gutters in Areas A & B	YDNPA/PC	Pending	
Carry out repairs to cobbled gutters in Areas A & B	YDNPA/PC	Pending	
PRoW works along river: flagstone surfacing of footpath	YDNPA/ Contractors	DONE	Spring 2012
Look into options for an improvement scheme to the YDNPA car park	YDNPA		Summer 2012

Further contributions and ideas to improve the management and appearance of the conservation area are welcomed.

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YORKSHIRE DALES
National Park Authority