

CLIFTON

Conservation Area Character Appraisal



Working for you

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1 Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal was approved by the Cabinet Member for Planning and Transport and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Clifton.
- 1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand

the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.

- 1.4 The assessment of the area’s special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Clifton Conservation Area was originally designated in 1994. Following public consultation on the draft of this Appraisal, the boundary was amended further on 13 January 2011. This Appraisal aims to describe Clifton as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.

- 1.6 By identifying what makes Clifton special or distinctive it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and the present character of the village. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.



Grange Farmhouse, Fairfax Cottage & village field

Objectives

The principal objectives of the Appraisal are:

- to define and record the village's special character and interest;
- to raise public awareness of the aims and objectives of the Conservation Area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest
- to identify opportunities for enhancement.

2 Planning policy framework

- 2.1 Local authorities have a duty to designate “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*” as Conservation Areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities periodically to review Conservation Areas.
- 2.2 Government guidance on all development affecting Conservation Areas is set out in Planning Policy Statement 5: Planning for the Historic Environment (PPS5) and the accompanying PPS5 Historic Environment Planning Practice Guide. The Practice Guide advises local authorities to compile Conservation Area character appraisals as a means of gaining a better understanding of the significance of their Conservation Areas. PPS5 advises that these character appraisals should in turn be consulted in determining planning applications which affect Conservation Areas or their setting .
- 2.3 In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the Council will give considerable weight to the content of Conservation Area character appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether a proposal has an adverse affect on the character and appearance of a Conservation Area and, therefore, whether it is contrary to saved
- Local Plan Policy HD3 (which is the key policy for the control of development in Conservation Areas). The scope of Policy HD3 also covers development proposals outside a Conservation Area which would affect its setting or views into or out of the Conservation Area.
- 2.4 Clifton is in the Nidderdale Area of Outstanding Natural Beauty (AONB). In 1994, in recognition of the quality of its landscape the Countryside Commission designated the Nidderdale AONB. Saved Policy C1 from the Harrogate District Local Plan, provides that priority will be given to the conservation of the natural beauty of the landscape and any development should reflect the local distinctiveness of the area.
- 2.5 The Nidderdale AONB Management Plan (2009-14) is a spatial strategy that addresses the need to manage change. The Nidderdale AONB Heritage Strategy, approved April 2009, identifies the objectives, policies and actions required for the sustainable management of heritage in the AONB.
- 2.6 Involving the community and raising public awareness is an integral part of the Appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and ‘ownership’ to proposals for the area. A report included in the Appendix details how the local community has been involved and the contribution it has made to this Appraisal.

3 Historic development & archaeology

3.1 The name Clifton is Anglo-Saxon in origin and means farmstead ('ton') on the hillside ('clif'). It naturally refers to the village's location on the sloping northern side of Wharfedale. There are at least four other settlements named Clifton in Yorkshire alone.

3.2 The early history of Clifton is obscure and confusing, as there is little recorded history of the village, and there used to be another settlement named Clifton in nearby Norwood parish only a few miles to the north. The earliest certain mention of Clifton (in the Parish of Newall with Clifton) is from c.1030: a ploughland at Clifton is listed as soke of Otley manor (i.e. was under the jurisdiction of Otley manor). After the Norman Conquest Clifton was recorded in the Domesday Book (1086) as a berewick (outlying estate) belonging to Otley manor. When both of these early records were made Otley manor was under the lordship of the Archbishop of



Old Hall Farm is certainly one of the oldest and highest status houses in Clifton, but whether it or a previous building on this site was ever anything more than a farmhouse is unclear.

York. The Domesday Book records a hall (possibly on the site of Old Hall Farm) in Clifton. It appears that the settlement was the centre of a township or 'vill' which was sub-let from the lord of Otley manor.

3.3 The post-Conquest activity in Clifton can only be speculated due to the lack of specific history relating to the village. It is probable that like many other settlements in Wharfedale, whoever leased Clifton and its hall from the lord of Otley manor would have sublet the land and farms to tenants who were essentially bonded labour with few rights. Most of the income of the farms would have gone to the lord of Clifton manor. The plagues of the fifteenth century began to tip the balance of power by placing labour and potential tenant farmers in short supply. This allowed tenant farmers all over England the opportunity to obtain more favourable terms for the buildings and land they rented, resulting in greater prosperity. This paved the way for the eventual purchase of land and buildings by the farmers and the construction of the village as we know it today.

3.4 The eventual ownership of land led to more investment in each farm, beginning the cycle of farmhouses and farm buildings being constructed and replaced as required. This said, Clifton retains a significant number of buildings dating from the seventeenth century, when stone became a more commonly used building material. Fairfax Cottage, dated 1604

would appear to be the oldest building in Clifton. It is apparently so named because Lord Fairfax (of nearby Denton Hall) led his troops through Clifton during the Civil War, possibly en route to the Battle of Marston Moor (1644). It is believed that Clifton Lane formed part of an ancient cross-country route used to transport salt. Fairfax may well have used this route and hence passed through Clifton.



Fairfax Cottage: it is believed that during the Civil War Lord Fairfax led his troops through Clifton en route to the Battle of Marston Moor

3.5 Throughout the post-medieval period, Clifton remained a small cluster of farmsteads and cottages with its

occupants using the facilities of Otley, such as its church, chapels and market. The pubs serving the village were built out outside of the village, on the main thoroughfare of Newall Carr Road. The most significant development in the village since the eighteenth century was the construction of a Wesleyan Methodist Chapel and school with schoolmaster's house on the edge of the village in 1900.

3.5 As the twentieth century progressed these new facilities closed and were converted to houses. One by one the working farms

ceased to operate, as modern agriculture requires fewer larger farms and modern buildings. In turn farmhouses, barns and outbuildings in Clifton have been converted to dwellings. Farming still continues in the heart of the village, albeit on a smaller scale than previously. Livestock is regularly herded along Clifton Lane and the fields within the village are pasture rather than garden, continuing the village's agricultural tradition and underpinning its character.



Farming continues in Clifton, as it has done for the past millennium



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4 Location & landscape setting

- 4.1 Clifton is in the Nidderdale Area of Outstanding Natural Beauty (AONB) and is near the southern edge of the designation, approximately two miles north of Otley and five miles northeast of Ilkley. The designation of the AONB, which was made in 1994, formally recognises the national importance of the landscape and the primary objective of the designation is to conserve the natural beauty of the area, which is derived from its geology, physiography, flora, fauna and historical and cultural components.



The built form of Clifton gently stepping down the northern side of Wharfedale, with the opposite side of the valley visible in the distance.

- 4.2 Clifton stands on the south facing side of Wharfedale, a broad U-shaped valley with significant urban and suburban development on the valley floor and the north facing side. The south-facing slope, by contrast, is typified by scattered settlements and isolated farmsteads, giving a strongly rural character. This

valley side has an undulating character, as it is regularly incised by tributaries of the Wharfe which drain the heather moorland and improved moorland in the upper reaches of the valley. Clifton, Askwith, Denton, and Weston are similarly placed in the valley side; they are all c.100-120m above sea level on gently sloping land, evenly spaced and sited near becks, though there are springs much closer to Clifton than the nearest beck. The banks of the becks are typically wooded, with woodland plantations the other main areas of tree cover. The prevailing landscape is one of pastoral fields bounded by dry stone walls. At the top of the valley side there is an abrupt change to heather moorland, though above Clifton much of the moorland has been improved to pasture.

- 4.3 The immediate setting of Clifton has a strong consistency, as it is primarily pastoral fields punctuated by isolated farmsteads. The topography of the valley side allows panoramic views across the varied landscape of Wharfedale, with the built form of Otley some 100m below Clifton in altitude contrasting strongly with the fields and farmsteads in and around Clifton. Above the town, the woodland at Otley Chevin presides over this stretch of Wharfedale and reinforces its overall rural character. To the southwest of Clifton, the village of Menston is also visible in the landscape.



The strongly pastoral upper slopes of Wharfedale provides the northern setting of Clifton

- 4.4 In terms of the road network, Clifton is essentially a large cul-de-sac, as Clifton Lane peters out to a farm track and then forks into footpaths to the south of the village. The main road, Newall Carr Road, is some 300m to the northeast of Clifton. It links Otley and Blubberhouses via Askwith Moor. This arrangement limits Clifton to local traffic and farm traffic only, giving the village a tranquillity which belies its proximity to an urban area. This feeling is enhanced by Newall Carr Road not being visible from Clifton and no settlements visible to the north, east or west of the village because of the topography.

5. Landscape character

5.1 The location, topography and settlement pattern of Clifton mean it has a varied landscape setting and an open character with significant views of the wider landscape of Wharfedale. This section describes the character of the landscape in and around Clifton. It identifies the key landscape characteristics which make the village distinctive.

Historic Landscape Character

5.2 A Historic Landscape Characterisation (HLC) has recently been completed for the Nidderdale AONB. The HLC provides an overview of the area surrounding Clifton. The data on the historic characteristics has certain limitations as the following criteria have been applied:

- they are visible in the modern landscape;
- they have been recognised on modern Ordnance Survey mapping;
- they are larger than 1 hectare.

5.3 This data therefore has strong limitations, and can only be used as a guide to understanding the general surviving historic character of the area.

5.4 Clifton sits up the northern upper valley sides of the river Wharfe, below what was once an area of moorland. There is a significant area of tofts (long linear fields associated with the houses in the village) to the west of the settlement. To the north

of this area there may also possibly be the remnants of an enclosed open field.

5.5 To the south, west (beyond the tofts) and east of the village the dominant historic character is one of piecemeal enclosure, consisting of small and medium sized irregular fields defined by irregular hedgerows. To the north of the village the historic landscape character is quite different, with an extensive area of single-phase planned Parliamentary enclosure enclosing the moorland across three parishes. The fields here date from the 18th century and consist of medium sized regular fields defined by straight hedgerows.

Open Space

5.6 The pastures bounded by dry stone walls dominate the landscape around Clifton. This is such that the buildings of the village do not create a formal 'street' or 'core', but are regularly spaced along Clifton Lane with the bulk of the buildings on the west side of the lane and the east side consisting almost entirely of open fields. This unusual arrangement of the built form gives Clifton Lane an open aspect, which is enhanced by the views across Wharfedale. It is only in the (former) farmyards that the built form creates any sense of enclosure, hence the fields are a key component of the settlement pattern and the Conservation Area's sense of place.



Fields extend into the heart of the Conservation Area and give the village a scattered settlement pattern

5.7 The strong visual link between the village and its surroundings emphasises the agricultural heritage of the place. The village is in effect intertwined with the surrounding landscape, and, when seen from a distance, sits unobtrusively in it. This is of particular importance to the village's sense of place, as unlike most comparable settlements, there are no formal open spaces such as a green or churchyard in Clifton. The closest approximation to a 'green' is the large field on the east side of Clifton Lane, purely because it is on the inside of a bend and is overlooked by or adjacent to most of the buildings in the village. In itself it is no more formal than any other field in the vicinity of Clifton, but it forms a key component of views across the village and is crucial in achieving the sense of openness which permeates the Conservation Area.

5.8 The narrow tofts running east-west from the western edge of Clifton have a stronger relationship to the built form of the village than most other fields bordering the village. These tofts would have been the most intensively farmed and are probably the oldest fields in the vicinity. These small plots would have provided subsistence produce for the occupants of the farmhouses and cottages. Their east-west orientation along the flat contrasts with the large irregular pastoral fields, and are distinctive in the landscape.

5.9 The green spaces about buildings, primarily gardens, contribute to the open character of the village and soften the built environment. Each farmhouse has a small front and often side garden. Some of these contain trees which contribute positively to the street scene.

Grass Verges

5.10 Most of the roadways through Clifton are bounded one or sometimes both sides by grassed verges. These are important to the rural character of the place as they soften the street spaces and lend them a rustic, informal appearance.



Grass verges are an important element of the street scene; they reinforce Clifton's rural character

Key Views

5.11 The layout of Clifton and its location on the valley side have created a mixture of short and longer distance views which encapsulate the special character and appearance of the Conservation Area and its place in the landscape. A list of key views in Clifton Conservation Area (which is by no means exhaustive) is as follows:

- Views south across Wharfedale, especially those framed by buildings and trees in Clifton
- Views of the main group of farmsteads and cottages across the field on the opposite side of Clifton Lane
- Views north along Clifton Lane where the buildings step in front of each other
- Views of the fields and trees to the northwest of the village
- Views west into the tofts framed by buildings, walls and trees



This attractive vista of stepping buildings is one of the defining views of the Conservation Area.

Trees

5.12 There are no areas of woodland within the Conservation Area as such. The main occurrences of trees are as markers of the edges (or former edges) of fields or garden trees. This said, there are significant clusters of trees in the garden of Chevin View, mature specimens at Sunnyview Farm, and lines of trees shrouding Clifton Lane from both sides near Prospect Farm. All of these trees contribute positively to the character and appearance of the Conservation Area, particularly as there are few trees in the landscape to the immediate north and west of the Conservation Area.

Tree canopy

As this view of Sunnyview Farm shows, the trees in Clifton form a significant component of the townscape of the Conservation Area

5.13 Unfortunately, the dense planting of evergreen shrubs and trees in some locations has introduced a discordant, suburban aspect to Clifton and disrupts views.

Significant Boundary Features & Boundary Walls

5.14 The predominant boundary features used in and around Clifton are traditional dry stone walls, which form field boundaries as well as boundaries to private curtilages. Boundary walls help to define 'public' and 'private' space and provide a clear, defined edge to street spaces. Fortunately there are very few instances where boundary walls have been demolished or part

demolished, causing the street space to 'bleed' into private space, particularly where garden space is paved over.



Wet and dry stone boundary walls make an important contribution to the character and appearance of Clifton

- 5.15 This said, the section of field wall opposite Top Row has been lowered and replaced with railings in order to remove the danger of there being a blind corner in the centre of the village. While this alteration has positive implications for road safety, it has unfortunately introduced a discordant feature into the streetscape of the Conservation Area.

- 5.16 The consistent use of stone walls as a boundary feature helps to visually unify the buildings and spaces within the Conservation Area. The subtle variations between the different boundary walls add to the area's richness. For example, the walls to some of the farmhouses such as Cherry Tree and Sundial have triangular profile copings rather than the usual roughly shaped copings, while Ash Tree Cottage has a section of boundary wall with more finely tooled triangular copings with small rock faced side panels.

- 5.17 There are few instances of hedges forming boundary features in the Conservation Area, but where they exist they tend to complement the prevailing rural character of the area.

Strategic Pedestrian Routes

- 5.18 While there are no through roads through Clifton, the village is well linked to its surroundings by five different rights of way leading out of it. Two rights of way through

the space between Sunnyview Farm and Prospect Farm lead to Newall Carr Side/ Newall Carr Road where the village hall and nearest pub are located. To the south of the village, Clifton Lane splits into two pedestrian routes. One leads southeast to Otley, the other to the southwest to Weston via East Wood. West from Top Row a footpath through the tofts and fields leads to Askwith via Covey Hall Farm. These footpaths allow Clifton and Wharfedale to be appreciated from different aspects, and importantly provide more direct routes than the local road network, which is lacking in east-west connections.

6. The form & character of buildings

6.1 There are seven buildings in Clifton included on the Statutory List of Buildings of Special Architectural or Historic Interest. This is roughly half of the buildings in the Conservation Area. However, there are also a number of un-listed historic buildings, which make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings have been identified during the public consultation and are recorded on the Concept Map in this Appraisal. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.2 The Listed Buildings in Clifton are all Grade II and can be located on Map 2:

- Clifton Cottage and Ash Tree Cottage**
- Grange Farmhouse and Fairfax Cottage**
- Old Hall Farmhouse**
- Well Farmhouse and attached barn**
- Sundial Farmhouse**
- Sunnyview Farmhouse**
- Cherry Tree Farmhouse**



Ash Tree Cottage (right) and Clifton Cottage

6.3 Ash Tree Cottage was built in the seventeenth century. It predates the attached Clifton Cottage which appears to date from later in the eighteenth century. The extent of the older of the two is demarked by the quoins imbedded in the front and rear walls. To the first floor of Ash Tree Cottage are seventeenth century style double chamfer mullion windows, but the mullioned pair of windows and tie jamb doorway at ground floor were inserted in the late eighteenth century. By contrast Clifton Cottage retains a double chamfer mullion window in chamfered reveals at ground floor, but at first floor there is a window with square reveals and recessed square mullions which was probably inserted in the mid eighteenth century. The various vernacular window types on the front elevation are complemented by a stone slate roof terminating in tabling and shaped kneelers, and a corniced stone chimney.



It appears that Fairfax Cottage (on right, dated 1604) was a large house which was part demolished to make way for Grange Farmhouse (dated 1728). The larger Grange Farmhouse incorporates one of the old window openings from the demolished part of Fairfax Cottage.

6.4 Fairfax Cottage is dated 1604 and is unusually ornate for a dwelling of its original status. It would appear that the cottage was originally a three bay farmhouse, but its function was replaced by the larger Grange Farmhouse which was partly built on the site of Fairfax Cottage, leaving the original farmhouse as two bays only. Grange Farmhouse incorporates one of the window openings of Fairfax Cottage at ground floor. The door of Fairfax Cottage is set in a double cavetto moulded stone doorcase with a dripmould over the smoothed lintel. The hooded datestone is above the doorway and above this is a pair of round headed lights set in chamfered reveals with carved spandrels and separated by a double chamfer mullion. The other windows are topped by hoodmoulds and set in chamfered reveals, but unfortunately

the mullions have long been removed and modern picture windows take their place. The cottage has a lateral stack and flat tabling to the gable which terminates in kneelers. Grange Farmhouse is much taller and broader than Fairfax Cottage. The name 'grange' could be a hint at past monastic farming in Clifton (granges were traditionally where the produce from different tracts of monastic farmland was gathered). It is dated 1728 and initialled 'M I M'. These inscriptions are to the lintel which tops a stone doorcase with an eared architrave. The doorcase is topped by a moulded cornice. At first floor there are two four-light double chamfer mullion windows set in chamfered surrounds. A similar layout of lights would have existed at ground floor, but here the mullions have been removed and new square openings separated by square mullions created. It is assumed this was done in the nineteenth century to allow sash windows to be inserted at ground floor. As at Fairfax Cottage, one of the ground floor windows is topped by a hoodmould, and the roof is stone slate with tabling and kneelers at the gables.



Old Hall Farm

6.5 The original status of Old Hall Farm is communicated by its eye-catching vernacular details and its imposing mass. It is thought that this farmhouse stands on the site of the former hall to Clifton sub-manor, and the architecture of the building infers that this building is of higher status than others in the village. The farmhouse is in two builds: the south facing main house dated 1647 and the two-storey-plus-attic wing dated 1658. The gable front of the wing is unique in the village. It is topped by tabling with pyramidal finials to the apex of the gable and on top of each of the kneelers. Set under the apex is an oval attic window flanked by the consoles which carry the hoodmould above. To each of the floors below this are six light double chamfer mullion windows, each with a central king mullion. Each window is topped by a hood mould. The hoodmould at ground floor continues across the gable, and the front of the main body of the house before turning the corner and continuing over a window in the gable. The principal doorway is in the main body of the house and has a shallow arched head, and moulded quoined jambs. The windows here are double chamfer mullion windows in chamfered reveals, but at ground floor two of the mullions were presumably taken out so square sash windows could be inserted. The gable facing Clifton Lane features hoodmoulds with unusual spiral stops.



Well Farm

6.6 Well Farm is another seventeenth century farmhouse, and is dated 1641. It is named after the nearby well, marked on maps to this day as Joe's Well. It has seventeenth century window openings with double chamfer mullions and chamfered reveals, but the windows at first floor are in square stone reveals with recessed square stone mullions. These first floor window openings date from the eighteenth century. The top-heaviness of the upper floor with taller windows and higher ceilings than at ground floor suggest that the eaves and roof were raised. The barn at Well Farm is under the same stone slate roof as the farmhouse. The barn has a central cart entrance with a cambered head, the keystone of which is inscribed T C W 1874. The farmhouse and barn form an attractive traditional laithe-type farmstead.



Sundial Farm. The sundial is on the kneeler at the left hand end of this elevation.

- 6.7 Sundial Farm is dated 1637 and is named for the sundial on top of the kneeler at the left hand side of the front elevation. It is more substantial than most of the other farmhouses in Clifton, having a four bay frontage. The doorway is in the second bay and has moulded reveals and quoined jambs. The windows are all set in chamfered reveals and have double chamfer mullion lights. Sundial Farm retains all of its double chamfer mullions, giving a very consistent fenestration. There are few other adornments beyond the quoins to the gables, giving the house an attractively austere appearance despite its scale.



Cherry Tree Farmhouse

- 6.8 Across the lane, Cherry Tree Farmhouse in some respects appears to be a mirror image of Sundial Farm due to its long four bay frontage, austere elevation with rows of double chamfer mullions lights, the location of the door in the third bay and the positions of the chimneys at the apex of the gable and at the ridge over the bay containing the doorway. But there are clear differences: to Cherry Tree Farmhouse there is a dripmould over the ground floor openings which continues across the entire elevation, stepping over the lintel of the doorway. Unlike most of the other farmhouses in the village, the first and ground floor windows at Cherry Tree Farm do not line up with each other. The farmhouse is dated 1717.



Sunnyview Farm

- 6.9 Sunnyview Farmhouse dates from the mid-eighteenth century. It has a symmetrical two bay elevation with a central doorway with a shaped lintel. The windows to the front elevation are three- and four light- windows with recessed square mullion windows set in squared plain stone surrounds. The farmhouse has tabled gables with shaped kneelers, a stone slate roof and a central stone chimneystack

which emerges at ridge level. To the rear the former barn is attached as a wing to the house, forming an L-shaped plan. Its arched entrance faces onto a small yard to the rear of the house.

- 6.10 The key characteristics of the local architectural style based on the principal elevations of the historic buildings are:

General form

- 6.11 Buildings are orientated with their main frontages facing south. Due to the north-south orientation of much of Clifton Lane, it means that most of the buildings face the street gable-on, presenting a secondary elevation to the street rather than the formal front elevation. This consistent orientation of the buildings is a key contributor to the character and appearance of the Conservation Area. Houses are orientated to maximise the amount of light entering the rooms rather than to impress the passer-by by presenting an architecturally polite face to the street. The practical requirement for good levels of daylight entering each dwelling means they tend to be well spaced to minimise overshadowing. Barns are typically either parallel to the farmhouse or set at a right angle to it to create a loose enclosure.
- 6.12 Roofs are gabled and the ridges run parallel to the front elevation. Buildings are generally two storeys in height. The presence of verges and green spaces such as gardens to the sides of buildings means that virtually all buildings are set back from the street, with only the occasional gable end of a house facing directly onto the street.

- 6.13 Roof pitches are moderate and most gables are symmetrical with front and rear eaves at the same height. However, a significant minority of buildings incorporate lean-tos and offshuts which create asymmetrical gables where the eaves level of the rear wall is significantly lower than that to the front.



Asymmetrical gable at Old Hall Farm

Materials

- 6.2 Sandstone and gritstone are the predominant walling and boundary wall materials in Clifton, reflecting the availability of this material locally. The majority of roofs are clad in stone slate, although later buildings are roofed with Welsh slate. Windows and doors are made of painted timber.

Architectural detailing

- 6.15 Virtually all of the buildings in the Conservation Area are the vernacular in style, which gives the village its distinctive Pennine dale character and strongly cohesive architecture. This is not, however, to say that all buildings look the same. There is a richness created by the

variations in vernacular detailing which arise due to the differing ages, original status and function of the buildings. This is evident in the variations in window types and details, doorways, quoins, kneelers, eaves details, mouldings and chimneys. Chapel House, with its pointed arched windows, chamfered openings and moulded pointed arch doorway, is the only stylised building in the Conservation Area, as it has Gothic revival features.

Roof detailing

- 6.16 The majority of the buildings have stone tabling at the gables, frequently with kneelers at the corner where the tabling meets the eaves. Roof pitches are simple and are not interrupted by dormers or rooflights. A proliferation of rooflights and the introduction of dormer windows would be significantly detrimental to the roofscape of the Conservation Area.

- 6.17 Chimneys are situated at ridge level emerging at the apex of a gable or part way along the ridge. There is a tendency for the principal chimneystacks in the older farmhouses to be situated part way along the ridge rather than at the gables. Chimneys are stone built, are robust in appearance and feature a cornice. With two exceptions, chimneystacks are always expressed within the thickness of the wall and hence do not stand proud of the external wall. Cherry Tree Farm is the only example of a building with a pair of stone slates acting as a cowl to a chimney flue. It is believed that this detail was used before clay chimney pots were commonly available in the region.

External walls

- 6.18 The stonework varies with building age, with the older stone walls (and some side and rear elevations to later buildings) being faced with roughly squared stone in courses of varying depth. On the majority of buildings, particularly the pre-nineteenth century ones, the stone used for the principal elevations tends to have a smoother finish and more regular, squared shapes. This treatment of stone is also applied to the few gables that face directly onto the street such as at Sundial Farm, Cherry Tree Farm and Fairfax Cottage. The nineteenth century and early twentieth century buildings have stonework to the principal elevations which is much more regular in terms of the evenness of the courses, the squareness of the stones and the smoothness of the wall face. Regardless of age, the buildings in Clifton typically have uncluttered elevations uninterrupted by significant projections like porches or other front extensions.



These very different buildings are unified by the use of local stone and stone slate for the roofs. The smooth stonework to Old Hall Farm differs significantly to the more roughly tooled stonework at Appletree Barn

6.19 Quoins (large corner stones) are a common feature of buildings of all ages in Clifton. The quoins are regular and in appearance regardless of building age or status. Few quoined openings exist in the Conservation Area.

6.20 Apart from the pointed arch windows at Chapel House and the paired round-headed windows at Fairfax Cottage and Prospect Farm, window openings are rectangular in shape and are generally taller than they are wide, giving a vertical emphasis. In several cases mullions have been historically removed from openings to create almost square shaped openings so sash windows could be inserted.

6.21 Windows are well recessed in the masonry openings to protect them from the elements. The seventeenth century openings are typified by chamfered reveals which ensure that the mullions and windows are set well behind the wall face. Many of the eighteenth century window openings have flush plain stone reveals but the square mullions are recessed in the elevation, giving the window frames a greater degree of protection. In the case of both seventeenth and eighteenth century window openings, the stone reveals are flush with the wall face, without projecting cills or lintels. As a consequence most of these buildings were built with drip moulds or hood moulds over the windows to throw water running down the wall face in heavy rain clear of the openings. The few nineteenth century buildings such as South View, Rose Tree Cottages and Prospect Farm have typical Victorian window openings with a strong vertical emphasis, flush lintels and slightly projecting cills.

Clifton Cottage and Ash Tree Cottage exhibit the three principal window types in the Conservation Area: a seventeenth century opening with chamfered reveals and double chamfer mullions (top right), eighteenth century mullioned openings with squared reveals and square mullions (top left), and larger nineteenth century openings (bottom right).



6.22 The treatment of door openings varies according to building age and status. In the case of seventeenth and eighteenth century buildings, the doorway is the most decorative feature of the elevation, and can incorporate details like shaped lintels, moulded reveals or an architraved surround, often with datestone. These different forms of decoration give each house a greater sense of individuality. This tradition would appear to have ceased by around 1800, as the later buildings (with the exception of Chapel House) exhibit monolithic plain stone or tie jamb doorways.

6.23 The eaves details to most buildings are unadorned, with most gutters being carried on discrete metal brackets. A few of the more decorative buildings have simple squared dentils carrying the gutters. Chevin View, High Risings and chapel House have decorative bargeboards or sprocketed eaves where the roofs overhang.

Windows

6.24 In Clifton two traditional window types can be found. The most common window type,

side hung casement windows, is found on most of the farmhouses and cottages in the village, and is commonly found on the buildings dating from the seventeenth and first half of the eighteenth centuries. This window types generally are in openings which either pre-date the use of sash windows in this region or simply continue the vernacular tradition rather than follow the latest architectural fashion. Most of these side hung casements are modern replacements, it is probable that the original windows to some of the buildings would have been metal frames with lead quarries holding small panes of glass in place. Others would have been timber framed, but again with relatively small panes of glass.

6.25 Where there are fixed and side hung casement windows in rows there are variations, the most notable being the use of chamfered reveals and double chamfered mullions to the seventeenth century openings, and simpler square surrounds and recessed square mullions to the eighteenth century openings. The nature of these openings is key to the village's character.

An example of an eighteenth century mullioned window (top) and the same opening, but with two of the mullions removed (bottom) to create large openings which are suitable for sash windows.



6.26 The other window type is the vertically sliding sash window. This detail varies across the Conservation Area with building age and type. For example, Clifton Cottage retains vernacular style mullioned openings but instead of having a side opening window, has a small sash. In buildings like Old Hall Farm and Grange Farmhouse, mullions were removed to create larger openings into which sash windows could be inserted (though in both of these instances the sash windows have been replaced with modern windows). Later buildings such as Prospect Farm were purpose built to accommodate sash windows and have larger window openings with a strongly vertical emphasis.

6.27 A minority of buildings fall into neither of the above window type categories. Chapel House was built with leaded and stained glass windows in metallic frames. The converted barns and farm buildings in the Conservation Area sympathetically

incorporate fixed and side hung casement windows which reinforce the agricultural character of the buildings. Modern style top hung windows would jar with the character of the buildings, while sash windows would be inappropriate as this type of window was never found on farm buildings.

6.28 These variations add interest to the street scene and are testament to the historic development and redevelopment of the village. Unfortunately, a significant number of traditional sash and casement windows have been replaced with PVCu or standard factory made timber windows, which is often to the detriment to the overall

character of the buildings concerned. This impact has been exacerbated by the recent removal of mullions from some openings to accommodate modern style picture windows or similar. Each inappropriate window installed erodes the character of the Conservation Area and the contribution the fenestration of buildings makes to the street scene.

6.29 Fortunately, no dormer windows and very few rooflights are evident in Clifton. A proliferation of these features would be detrimental to the roofscape.

7. Village analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail to identify the special character of the village and to describe the details and features that help define the special “sense of place” of Clifton, which is a compact agricultural village in a rural setting despite its proximity to the towns and expanded commuter villages of Wharfedale.

7.2 The village is very small and unlike most other Conservation Areas does not readily lend itself into sub-division into smaller areas of different character. There are however discreet areas of particular character, for example the lower stretch of Clifton Lane and the farmyards to the west of Clifton Lane, but these different areas have much in common, which gives the whole its strong sense of place.

7.3 The overall character of the village is that of well spaced, south-facing development with buildings orientated towards the south rather than the street. The buildings are not arranged to create a strong sense of enclosure, but the arrangement of open spaces, buildings relative to the street creates a distinctive piece of townscape. The arrangement of buildings so they are mostly set at a right angle to the street with the village’s tofts running off the side of the farmsteads (i.e. running east-west) is atypical of this region. The usual arrangement is for the buildings to face directly onto the street with the tofts running behind each building, rather than

to the side of it. The south facing principal elevations of buildings and their parallel ridge lines give the village a strongly consistent built form. The interspersal of the built form with open pastoral fields underlines the village’s rural character and weaves it into the landscape.

7.4 The street pattern around Clifton is such that Clifton Lane is the principal way into and out of the village from Newall Carr Road which climbs up the valley side of Wharfedale and crosses over Askwith Moor to the higher reaches of the Washburn valley at Blubberhouses. The southern end of Clifton Lane and the other tracks leading out of Clifton to are either dead ends or peter out to footpaths. Approaching from northeast, a slight rise and fall in the topography is enough to isolate Clifton from Newall Carr Road, meaning this principal route cannot be seen or heard from the village, giving the Conservation Area a self-contained character.



Chapel House

7.5 Approaching the village, views across Wharfedale towards Otley Chevin are enhanced by the sight of Chapel House and the trees that fringe the village coming into view. Chapel House is a landmark building. It is dated 1900 and was built as a Wesleyan Methodist Chapel, but has been sensitively converted into a dwelling, retaining much of its original external features and details. The Chapel is the most stylised building in the Conservation Area, with a steeply pitched Westmorland slate roof, single and mullioned pairs of arched windows set in chamfered reveals, decorative stained and leaded glazing and a small porch with a richly moulded and hooded doorway. The front wall with chamfered coping stones and appropriate replacement railings lends the building a formality not found elsewhere in the village.

7.6 Next door is the roughly contemporary former village school and schoolmaster’s house, now two dwelling called High Risings and Chevin View. This building is vernacular revival in style with rows of mullioned windows and tabled and kneelered gables projecting from the main body of the building, which has an overhanging diminishing slate roof with hipped gables. The former schoolhouse, High Risings, has been significantly extended in the style of the parent building. Unfortunately both dwellings are obscured from the lane by trees and shrubs. The large field which extends into the heart

of the village is on the opposite side of Clifton Lane. There are key views across this field of the stepped gable ends of the principal buildings of the village with the more distant prospect of Wharfedale beyond. A letterbox is set into the boundary wall at Chevin View and, until recently, a K6 phonebox stood next to it.



Top Row

7.7 The aptly named Top Row looks down Clifton Lane over much of the village. It is the only terrace of cottages in the village. It appears that the oldest element was a small farmhouse with quoined angles which is dated 1744 and initialled 'I S'. It appears that in the early-to-mid nineteenth century this house was converted into two cottages (with a new pair of doorways inserted under the round window) and cottages built onto either gable of the house to create the existing terrace. The row has a stone slate roof, corniced stone chimneys, but unfortunately no traditional windows or doors remain. Rose Cottages are at the end of the track to the west of Top Row. This attractive symmetrical pair of cottages has quoined angles and the same cilled and lintelled openings as Top Row. Unfortunately, a large flat roofed

two storey extension was added to the cottages several decades ago and sits awkwardly alongside the traditional form of the cottages. The long croft behind Top Row and Rose Tree Cottages forms an attractive backdrop, with prominent trees dotted along the boundary.

7.8 To the south of Top Row are the parallel gabled forms of Ash Tree Cottage/Clifton Cottage and Fairfax Cottage/Grange Farmhouse. Both pairs of dwellings face gable on to the street and are set behind small walled side gardens fronted by narrow verges. The former barns and outbuildings at Grange Farm have been sensitively converted into three dwellings. The conversion retains features such as the camber-arched cart entrance opening, uninterrupted stone roofs and external stone staircase which gave access to loftspace. The former openings have been re-used and a limited number of sympathetic openings inserted. The traditional character of the buildings has been upheld, though it is slightly undermined by the subdivided soft landscaping directly in front of the L-shape group of buildings. To the west and occupying a secluded location in the village is South View, a modest mid-nineteenth century house with a symmetrical front elevation and spectacular views across Wharfedale.



The sensitively converted barns by Grange Farmhouse.

7.9 To the west of the imposing, eye-catching Old Hall Farm is its former barn, Appletree Barn, which is L-shaped in plan and is now a dwelling. Here the conversion has also been sensitively done with the elevation dominated by the arched voussoired cart entrance with quoined jambs, the rugged coursed stonework and the uninterrupted stone slate roof. Few openings or incongruous domestic features have been introduced to the building. To the south, Well Farm is the only example of a laithe construction in the Conservation Area, where the farmhouse and barn sit under the same long roof. A sense of enclosure is created by the southern wing of newer and older farm buildings, which includes a traditional outbuilding with an undulating stone slate roof.

7.10 A similar enclosure exists at Sundial Farm where the former barn and stable is set at a right angle to the farmhouse (though is not attached to it) forming another L-shape plan. The cart entrance to the barn is blocked but the voussoired arch with keystone dated 1869 and inscribed 'T C W' remains. The building remains in agricultural use and retains its traditional character. At either end of the upper floor is a circular opening, probably pitching holes to the lofts. Below these are what were probably originally stable openings, and the gables have quoined angles topped by kneelers. This barn has a higher degree of decoration than other in the Conservation Area. This is probably due to its later age and part use as stables. Stables were traditionally the second most important buildings on the farm (the farmhouse being the most important), and this is usually reflected in their proximity

to the farmhouse and their architectural treatment.

- 7.11 All of the buildings mentioned so far are on the western side of Clifton Lane. Four dwellings are on the eastern side and are all well spaced. Cherry Tree Farm and Sunnyview Farm have already been described in paragraphs 6.8 and 6.9 of this Appraisal. To the south of Sunnyview Farm is The Byre, a single storey conversion and extension of a traditional outbuilding. From the northern edge of the village to the entrance to Sunnyview Farm, Clifton Lane has a pavement to one side and grass verges to the opposite side. Granite kerbs are a recurring feature of the tarmac pavements, while the verges soften the street scene. The pavement ceases at the entrance to Sunnyview Farm and for the remainder of its length it is bounded on both sides by grassed verges, giving a softer, more rural street scene.



A typical view along Clifton Lane. Note the pavement to one side and verge to the other, the presence of boundary walls and the use of a granite sett kerb.

- 7.12 Prospect Farm juts into this southern stretch of Clifton Lane, presenting its rear and gabled side elevations to the street and its front elevation largely obscured



The prominent rear elevation of Prospect Farm.

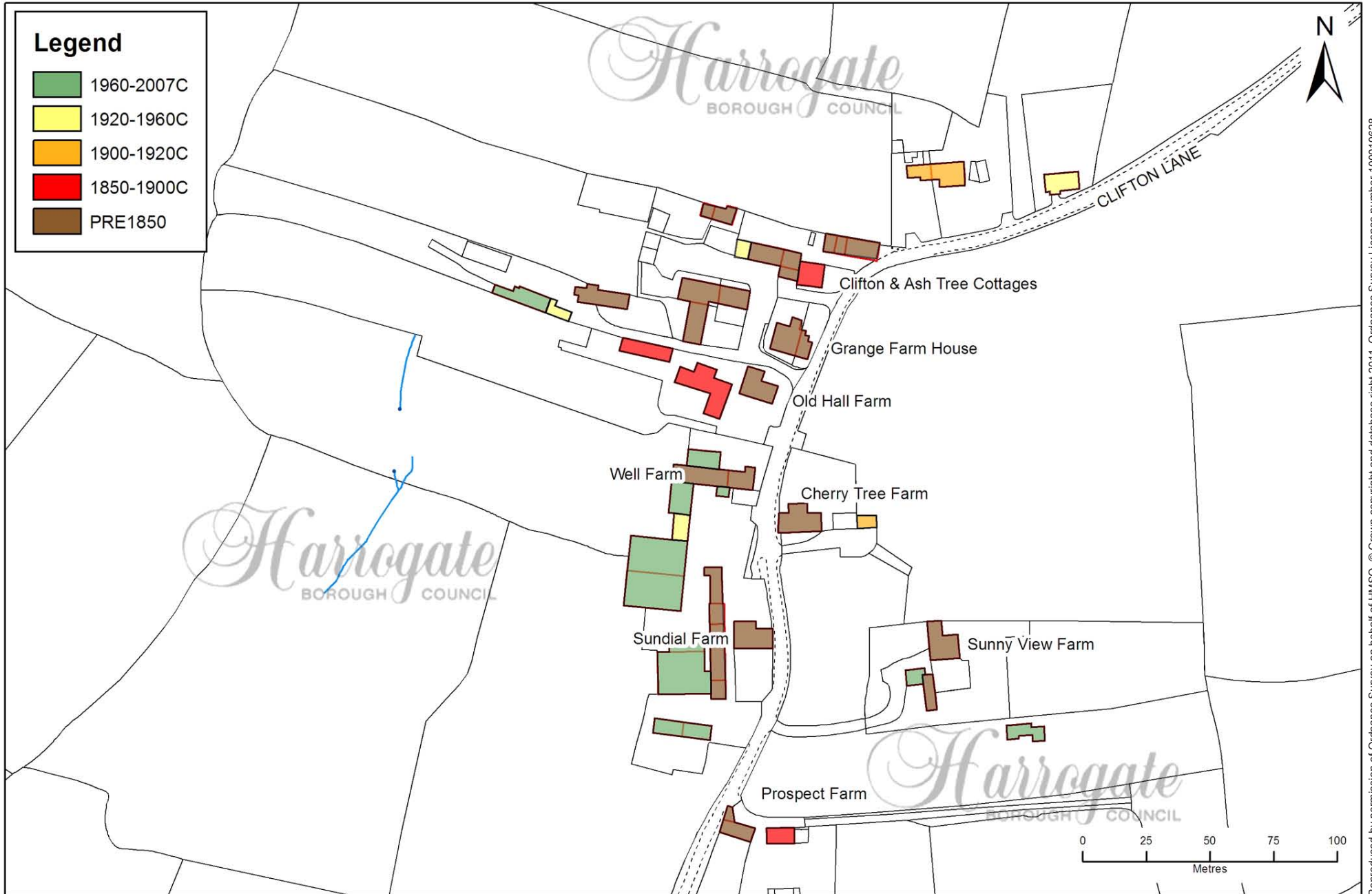
by trees and shrubs. A single storey rear lean-to offshoot with an irregular footprint creates a fork between Clifton Lane and an unsurfaced verged track which terminates at the edge of the village. Prospect Farm dates from the mid-to-late nineteenth century and appears to be the last farmhouse to be built in the village. It has a slate roof and a long four bay front with regularly spaced bays of tall openings containing sash windows. Curiously this fenestration is interrupted at first floor by a mullioned pair of arched windows (a possible reference to Fairfax Cottage?). All of the coursed stone elevations bar the principal south facing elevation are concealed by render. To the east is a detached agricultural outbuilding which is sadly in a semi-derelict state and lacks a roof.

- 7.13 From Prospect Farm onwards Clifton Lane becomes narrower and increasingly recessed in the valley side, which coupled with the canopies of the trees to either side, gives the lane a strong sense of enclosure. The verges are wider and steeper than elsewhere in the village. Stone flags are set in the verge to the west of the roadway, but are largely obscured by vegetation or have slipped out of place. These flags would have been placed to help trains of packhorses climb into Clifton from Otley. At the edge of the Conservation Area the topography and trees canopies both open up allowing panoramic views across Wharfedale, taking in Otley, Menston and the Chevin.



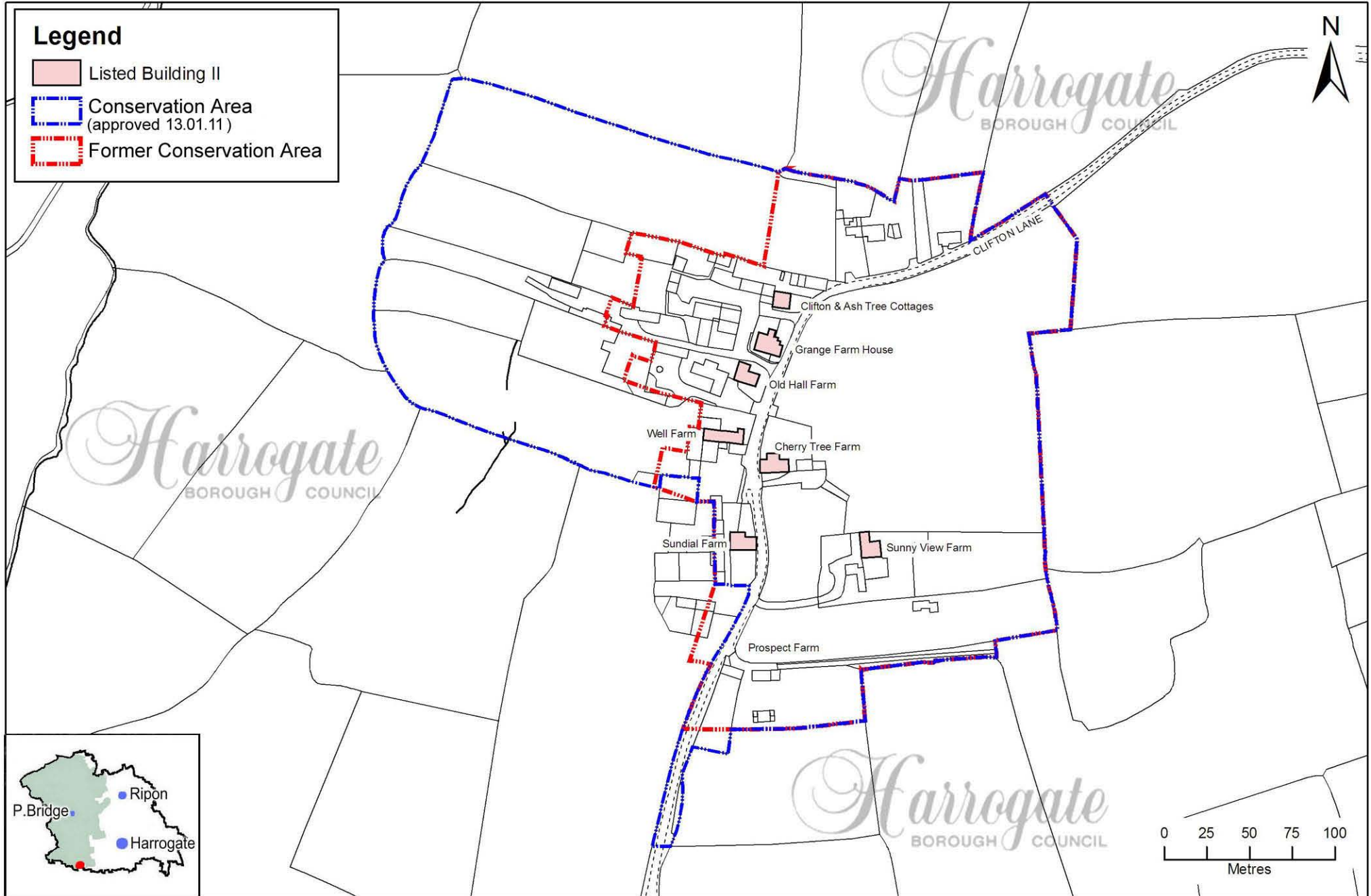
The enclosed stretch of Clifton Lane south of Prospect Farm.

Map 1: Historical development of Clifton



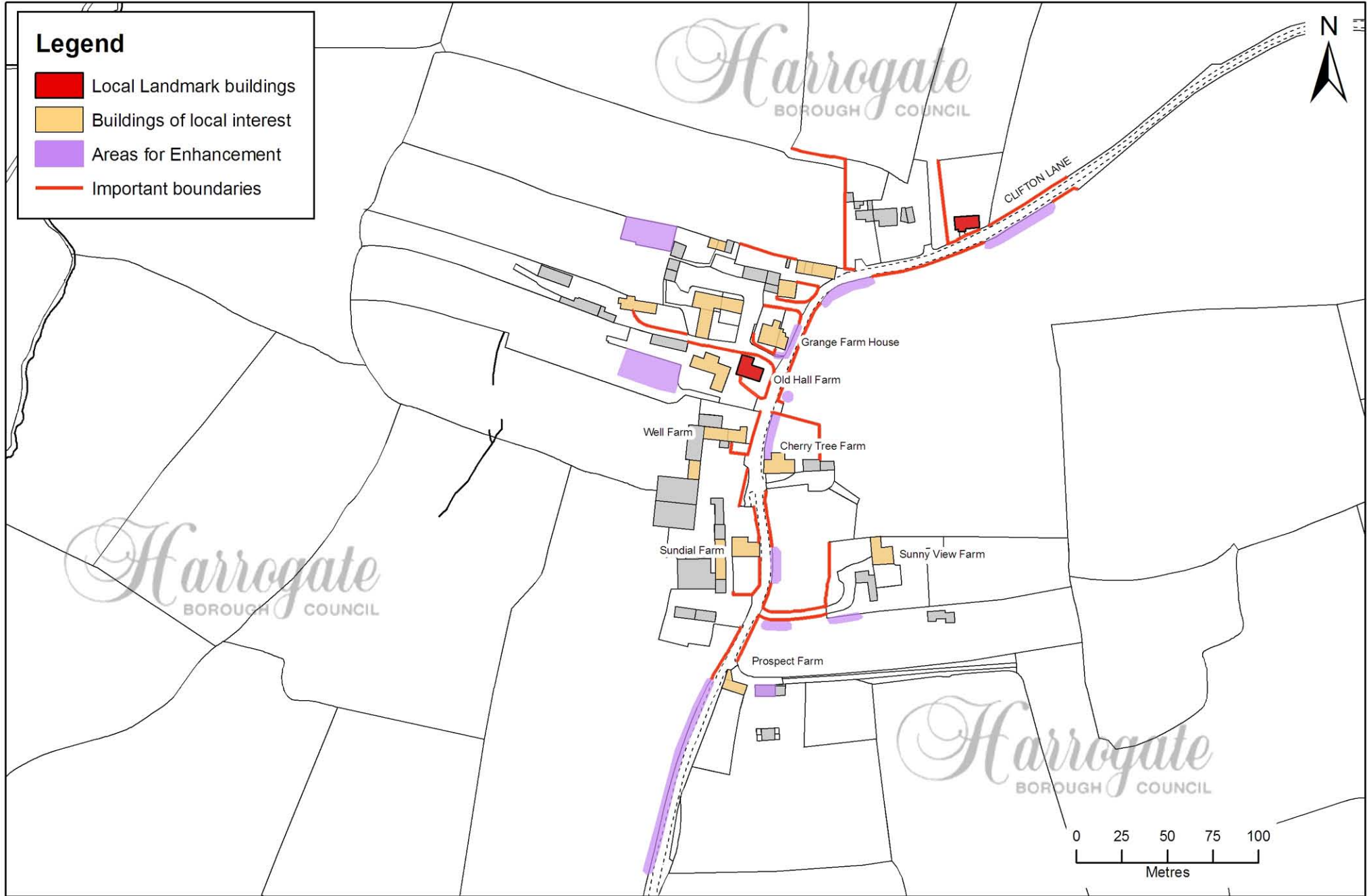
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Map 2: Clifton Conservation Area boundary



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Map 3: Analysis & concepts



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Map 4: Landscape analysis



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Appendix A

1. Management Strategy

The purpose of the Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on Clifton Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Clifton is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aim is to: (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area, and (b) consider how the special character or distinctiveness, as defined in earlier sections of this document, might best be preserved or enhanced.

Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to note that individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested. However, they may be encouraged to think about the suggestions made, and once the Appraisal has been adopted, the findings and recommendations will be considered by the Borough Council in response to any applications for planning permission, listed building consent, Conservation Area consent and requests for grant aid.

2. Monitoring & review

The Borough Council is required to review its Conservation Areas on a regular basis, this may involve the designation of new Conservation Areas, the de-designation of areas that have lost their special character, or the extension of existing Conservation Areas. The special character of Clifton has been re-evaluated as part of the process of preparing the Character Appraisal and this contributes to the overall review.

Part of the review process involves the maintenance of a comprehensive and up to date photographic record to establish a visual survey of buildings of local interest in the Conservation Area. This record was compiled with the involvement of the community at the public consultation event.

3. Maintaining quality

To maintain the recognisable quality of Clifton Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the character appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest, that positively contribute to the Character and Appearance of the Conservation Area;
- Where appropriate prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements which are essential parts of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcomes of the public consultation event were two suggested extensions to the boundary of the Conservation Area. The possible inclusion of these areas was determined on the basis of their “special architectural or historic interest the character of which it is desirable to preserve or enhance”.

At the consultation event, it was suggested to include the group of tofts to the northwest of the village. The Conservation Area boundary as designated in 1994 bisects these tofts. The tofts relate strongly to the built form of the village as they are the oldest fields in the vicinity of Clifton and would have been intensively farmed by the



This is the largest and most northerly of the tofts. The trees are a significant component of the townscape of Clifton

occupants of the dwellings in Clifton. Their east-west orientation, relatively small size and rectangular shapes mean these tofts can be easily distinguished from the larger, more irregular fields from later enclosures. Furthermore the tofts contain at their boundaries trees and hedges which contribute to the character and appearance of the Conservation Area. It is therefore felt that the inclusion of the tofts in the Conservation Area is justified.



The enclosed stretch of Clifton Lane at the southern end of Clifton. The stone flags are visible in the foreground.

The other boundary suggestion made at the workshop was to extend the Conservation Area boundary south along Clifton Lane to include all of the stone flags and trees along this stretch of lane. The stone flags were laid to provide a metalled route for packhorses. Residents believe that Clifton Lane was part of a longer route used to transport salt across the region. The boundary as designated in 1994 bisected this stretch of land at an arbitrary point which does not relate to either Clifton Lane or the adjacent field boundaries. The Conservation Area boundary along Clifton Lane has therefore been extended as far as the end of the continuous tree canopy along Clifton Lane. This point neatly lines up with the boundary of the field to the south of Prospect Farm and is also where the lane suddenly opens out into pasture with panoramic views across Wharfedale. This extension includes all of the trees along this stretch of lane and all of the historic stone flag surfacing.

During the six week consultation period on the draft of this Appraisal, no comments were received relating to the conservation area boundary.

Other alterations to the Conservation Area boundary are slight and are to ensure that the boundary follows boundary walls and is readable on the ground. To this end slight adjustments have been made at Well Farm and Sundial Farm where the Conservation Area boundary cuts through buildings and land. The conservation area boundary as adopted on 13 January 2011 is indicated on Map 2.

5. The Management of Change

The special character and appearance of Clifton Conservation Area is vulnerable to erosion and significant harm through often well-intentioned

but misguided alterations and inappropriate change. There is scope for the enhancement of Clifton Lane and the verges and boundaries adjoining it, as this is the thread which unites the scattered development of the village.

6. Opportunities for Enhancement

Clifton is an attractive village, and the buildings are generally in good condition. There are, however, a number of opportunities for the enhancement of some areas as follows:

- The appropriate re-use of currently vacant dwellings and buildings in the Conservation Area.
- The enhancement of the grass verges around the village and introducing a means of protecting them which would not harm their present soft, green and informal character
- The repair and reinstatement of dry stone boundary walls
- The protection of front gardens and a presumption against creating hard or highly enclosed areas in front of houses and the demolition of boundary walls.
- The removal of non-native evergreen hedges and trees which bring a discordant, suburban character to the village and reduce the sense of openness
- The running of cables underground and the removal of the existing poles and pylons
- Rationalisation of road signage
- The reinstatement of appropriate, traditional timber windows and doors.
- The proactive management of mature and veteran trees which contribute to the village scene.



Existing buildings

The survey of the existing buildings within Clifton identified that a

distinctive character exists, although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past thirty years, public awareness and expectation of the planning system to protect the “familiar and cherished scene” has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of Clifton could include some or all of the following:

Design Guidance

Additional design guidance, which is more specific to the Conservation Area, could be considered for future alterations to direct change towards building orientation, massing, materials and design detailing which complements the defined local architectural character. This would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable.

Article 4 Directions

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction which removes permitted development rights. These are rights granted by Statute, within strict limitations, to alter dwellings without the need for planning permission. Article 4 Directions can be designed to be specific to particular types of development relating, for example, only to roof covering or front elevations. It cannot place an embargo on change, but rather brings certain types of development within the scope of planning control. Article 4 Directions are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change. As it stands, many of the principal buildings in the Conservation Area are Listed, which places a greater degree of control over alterations than an Article 4 Direction.

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural

form in a way which conflicts with the village’s distinctive character. The introduction of standardised twentieth and twenty-first century door patterns and factory standard timber and PVCu windows and porches has undermined the character of many historic areas. The use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted.

Grant schemes

From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area.

Quality Erosion & Loss of Architectural Detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of traditional joinery, sash windows, front doors and roofing materials can have a considerable negative impact on the appearance of a historic building and the area.

Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of stonework.

In all cases, the Borough Council will expect original historic features and detailing to be retained, preserved and refurbished in the appropriate manner, and only replaced where it can be demonstrated that it is beyond repair.

Roof Alterations & Extensions

The Conservation Area contains many historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.

Gardens & Front Boundary Treatments

Front, side and rear gardens make an important contribution to the streetscape and overall character of the area. The Borough Council will resist the loss of soft landscaping and traditional boundary walls. For example, the construction of new openings and the consequent breaking up of the continuous boundaries around the green would be detrimental to the character and appearance of the Conservation Area. In certain locations traditional boundary features should be reinstated.

Telecommunications Equipment, Cable & Satellite Dishes

Attaching external communications apparatus, including cable runs, to historic buildings can harm the appearance of the buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead wires are intrusive in parts of the Conservation Area and the burying of cables would enhance the character of the village. This should be a long-term aim in the interests of the character and appearance of the Conservation Area.

Floorscape

With the exception of the flagged southern approach to the village, it is unlikely that in past times the street surfaces in Clifton were formalised with setts, paving or cobbles and it is considered that modern tarmac is the natural successor to the rammed earth and stone that would have preceded it. Any new surfaces should respect the prevailing character of the village.

Important Trees

The existing mature trees throughout the Conservation Area add to its charm and character. In accordance with the Council's Landscape Design Guide, the existing pattern of trees and shrubs should be preserved and repaired through managed planting



and maintenance. In considering both of these areas, guidance should be geared towards tree and shrub planting and management methods that improve wildlife habitats.

Outdoor Advertisements & Street Furniture

The design and appearance of some of the street furniture and advertisements in the village adds to the street clutter and needs improvement in order to enhance the character and appearance of the Conservation Area.

New Development

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the extension of existing buildings) might have on the distinctive form and character of the Conservation Area.

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the established grain, building orientation or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not adversely impact upon the pattern of existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complimentary to its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area. Within the above criteria, new development should achieve creative design solutions, whether contemporary or traditional in style.

Neutral Buildings & Spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide the setting for buildings or spaces of special character and interest or may simply conform to the general grain and settlement pattern of the area. This backcloth helps the area to retain its cohesiveness and therefore need special management.

7. Landscape issues

The following guidelines have been developed in recognition of the landscape sensitivities and pressures which exist within the Conservation Area:

Village Edges

The visual and spatial relationship between Clifton and the surrounding countryside is a vital facet of the Conservation Area. At present there is a strong relationship between the built form and the adjacent pastoral fields which extend into the heart of the village, giving a scattered development pattern. Consequently, virtually all of the built up area of the village forms part of the village edge. The planting of high hedges of any species or the erection of high fences behind or between buildings would cut vital visual

links between the village and its setting and spoil the existing relationship. Similarly the treatment of gardens that adjoin agricultural fields should not assume a suburban character by virtue of their landscaping, boundary features, or outbuildings such as sheds. Instead, the focus should be on using native deciduous planting to give traditional garden spaces which relate to their context. There should be a presumption in favour of retaining traditional dry stone walls as the boundaries to gardens and fields.

Tree planting

The fields and green spaces of Clifton contain trees which contribute to the village scene. These trees would all benefit from management to ensure that the existing amenity and habitats they offer are maintained or enhanced. In the longer term, the need to plant new trees to succeed existing new planting should be addressed in order that the eventual loss of individual mature trees does not create unwanted holes in the canopy or townscape.

Footpaths

The location Clifton in an Area of Outstanding Natural Beauty which is popular with walkers makes its footpaths of particular importance in terms of connecting the village with other settlements and destinations. Ways of improving the footpath network in and around the village and providing more links with the surrounding landscape should be examined. The condition of the existing footpath network in the area could be improved without changing its character.

Checklist to manage change

In managing change in the Conservation Area, regard should be paid to the following:

- This small village is very sensitive to development, which should not impinge on the form and character of Clifton.
- New development and landscaping should not divorce the Conservation Area from its rural setting or present an inappropriate edge between the settlement and the countryside. Links and views between the two should be retained or enhanced.
- The regular maintenance of older buildings is encouraged, together with the restoration of traditional features where these are absent.
- The repair and re-use of older buildings should be encouraged in the first instance rather than demolition and redevelopment.
- New development and repairs should be constructed of materials which match or complement traditional natural materials.
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design, as appropriate to the context.
- Development should not impact upon tree cover.
- In general new buildings should complement the form and layout of the existing settlement. In general the principal elevations of buildings should face onto the street.
- New development should not adversely impact upon the historic skyline.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- The positive management of the stock of mature trees should be undertaken.
- Retain important gaps and the general space about buildings to ensure glimpses of trees and views are maintained.
- Minimise the clutter of signage, street furniture, lighting and road markings.
- Repair and retention of boundary walling.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Wednesday, 9th September 2009 at Newall with Clifton Village Hall. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a posted leaflet that the consultation event was taking place.

The format of the workshop included a short presentation on why the Conservation Area is being reviewed, the purpose of the Appraisal and management plans and a brief resumé on the changes that have happened since the original designation.

The main activity was a walkabout around the Conservation Area. The community was encouraged to make notes and take photographs to identify what makes Clifton special to them. On return to the Hall, the workshop session enabled the group to share the information gathered on the walkabout by annotating a large map of the village with text, symbols and photographs.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal. Key issues raised at the event included:

- the preservation of important views;
- identifying buildings of local interest;
- suggestions for changes to the extent of the Conservation Area;
- the retention of important boundary walls;
- the retention and management of trees.

Every effort has been made to take into account and give due consideration to the views of the local residents (and to represent those views in this Appraisal document).

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft document during the consultation period from 17 May – 28 June 2010. Following consultation, amendments and additions were made to the text. The Cabinet Member for Planning and Transport approved the Appraisal on 13 January 2011 and it is published on the Council's website.