

GLASSHOUSES

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 has been approved by Harrogate Borough Council, to form an evidence base for the Local Development Framework (LDF). It is therefore a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It will also form 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. It is a useful source of information for property owners, agents, applicants and members of the public who live or work in the village of Glasshouses. Furthermore, the Appraisal provides guidance to those responsible for, or influential in, making land management decisions e.g. Harrogate Borough Council, Parish and Town Councils, Nidderdale Area of Outstanding Natural Beauty (AONB), DEFRA in relation to Stewardship Schemes, the Forestry Commission, etc. as well as private landowners.
- 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 Defining the character of an area is not a straightforward exercise and it is impossible to reach a truly objective view. The statement of character and appearance in this Appraisal is based on various detailed methods of analysis recommended by English Heritage. Various different qualities are looked at including: historical development, building materials, and relationships between built and open spaces. Although appraisals aim to be comprehensive the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Glasshouses Conservation Area was first designated in 1994. It was reviewed in 2007 and, following consultation, the boundary was amended on 29th August 2007. This Appraisal aims to describe Glasshouses 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 Glasshouses 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 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.

Glasshouses
from across the valley.

Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Glasshouses;
- 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 context

- 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 Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.
- 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 would have an adverse effect on the character and appearance of the Conservation Area, and therefore, whether it would be contrary to the “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 conservation areas which would affect its setting or views into or out of the area.
- 2.4 Glasshouses 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 Glasshouses may derive from the Old English “glass hus”, the house where glass was made. Earliest references date back to 1386. Although there is no local record of glassmaking, it is thought by some that the glass for Fountains Abbey was made here.

3.2 However, it was much later that Glasshouses assumed considerable importance for quite a different reason. In 1835 the Metcalfe brothers bought the flax mill in the village and for the remainder of the nineteenth century they expanded and developed this local industry. In 1838 only 78 workers were employed. This rose from 264 in 1851, when the water wheels were replaced, to over 400 in 1866. The arrival of the railway in 1862 assisted in the village’s development.



Glasshouses Mill today.

3.3 The Mill stood in the bottom of the valley and formed part of a scattered settlement that extended up the steep valley side. This settlement was not an established hamlet or village. This must have put a

strain on the availability of labour when the Mill employed several hundred people, and the Metcalfes’ answer was to build housing, which consequently fostered a community. The pair of cottages at the north end of the Mill yard were probably the first the Metcalfes’ built, although their situation suggests that they housed mill workers with positions of responsibility. These cottages are shown on the 1849-50 Ordnance Survey map. A substantial Manager’s house, immediately opposite the entrance to the Mill (Firgrove, formerly Mill Hill), was designed in 1869 and built in 1869-70. Mill workers’ cottages include: Guisecliff View, which is a terrace of six cottages that stands on Stock Plain, on the hillside north of the Mill; Albert Terrace, north west of the Mill and behind the school. This is a terrace of 12 cottages and has a panel, which evidently bore the initial “A” (any date has been lost by weathering); and Firgrove Terrace dated 1873, which stands behind Firgrove House. George Metcalfe Junior built his own house, Castlestead, which is a Gothic style mansion, in 1861-2 on a site to the west of the Mill.

3.4 Buildings were also provided for the community. The Metcalfes were pillars of the Wesleyan Methodist Connexion, and their material contribution included Glasshouses Chapel built in 1866 by George Metcalfe Junior as a memorial to his father and uncle. The Chapel stands to the north east of the Mill, further up the hill. A school for the factory children

was provided. The Metcalfes taught the Sunday School held there. The School House, which forms the south wing of



Glasshouses Methodist Chapel

George Metcalfe

the building bears the date 1860 on its front gable. The School was maintained by the Metcalfes until it was handed over to the School Board in 1894.

3.5 In the twentieth century, after the demise of flax spinning, the Mill was used for the manufacture of hemp, rope and twine but this, in turn, was to decline in the face of competition and lack of demand. Currently, the Mill is sub-divided and partly occupied by a variety of small enterprises.

4. Location, setting & layout

4.1 The village of Glasshouses lies on the south facing bank of the River Nidd within the Nidderdale Area of Outstanding Natural Beauty (AONB). The designation of the AONB, which was made in December 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.

4.2 The main street through Glasshouses runs from the Pateley Bridge to Ripon road down to Glasshouses Bridge. It is around this steep lane that the older parts of the village are situated, with the mill, school and former workers' housing at the south end. To the south and west lies the Mill Dam, which served the waterwheels, and Castlestead, which was the home of the Metcalfe family. The village green lies just north of the former railway line. Guisecliff Crags and large wooded areas to the south overlook the village across the River Nidd.

4.3 Glasshouses' low lying position in the bottom of a steep sided valley prevents any impression of the village from the main approach road (B6165). The position and alignment of the roads are important influences in the general form and appearance of the village. The road entering Glasshouses is staggered with no vista running right through. A series of narrow lanes and tracks join the main street. The view down the approach road

is stopped by buildings on the other side of the road and so is 'contained' within the village and in this way the village achieves the importance of being a local focal point. Besides the view into the village being "contained", the view out of it is subtly limited by the manner in which the road curves away from the entrance space, the view outwards being framed by roadside trees and the topography, beyond which glimpses of country are seen, instead of leading down the long vanishing perspective of a straight road. The built form generally relates well to the wooded landscape where views tend to be channelled becoming dispersed at higher elevations up the valley sides.



Copse on Main Street.

4.4 The general character of the village of Glasshouses is one of a fairly "natural-grown" village. However, the notable exception is the planned development in the area around the Glasshouses Mill, which includes the school, Albert Terrace, Firgrove Terrace and Firgrove (formerly Mill Hill). The village has an immediate appeal as it conjures up typical images of

village life and conveys a sense of community. Informal in detail it nevertheless has a recognisable form as a whole. Generally, the buildings have little studied relationship



Stone terrace and brick privies at Valley View.

to each other being arranged in groups rather than continuous enclosure to the street. This serves to give prominence to the original mill workers terraced housing at the south end of the village and pepper-potted along the main street. The buildings have gaps - often quite substantial - in the form of private gardens and open spaces between. These gaps are important not only to the visual appearance of the village, but also in allowing views into the open countryside beyond. Areas of green open space that punctuate, and provide relief from, the built form, add variety and a diversity of colours and textures, giving the village a very rural character and aiding the transition from the built form to the open countryside beyond.

4.5 Unfortunately, the modern housing estate to the south of the village green, namely

Harewell Close, extends the village in an uncharacteristic way, as does the earlier Lupton Close (though to a lesser extent). These areas of later development extend the village beyond the frontage properties around the green and onto the main street. Previously the majority of properties in the village had their front elevation facing the road and the green, creating a fairly linear village, the development of cul-de-sacs detracts from this established form.



Railings on north side of Main Street.

- 4.6 The vast majority, if not all, of the properties in the village are set back from the road by small front gardens that are enclosed by walls, hedges and railings. These front gardens serve to soften the predominantly stone built form and are attractive in the street scene, providing a source of colour and texture with the changing seasons.

- 4.7 The village is surrounded by a green envelope of open fields, which are important in ensuring that the settlement nestles unobtrusively into the valley bottom. The capacity of this settlement to absorb new development is limited if the rural pastoral landscape is to be retained and not lost. If, for example, Stock Plain, which is the field below Guisecliff View, was lost to residential development, a vital element of the character of Glasshouses would be eroded.

- 4.8 Despite its irregular layout, which has resulted from predominantly natural rather than planned growth, the situation of the principle buildings in the village gives emphasis to different parts of the village. For example Glasshouses Mill, which is situated on a relatively flat terrace above the river, is at the south eastern corner of the village on the boundary of the Conservation Area and forms a gateway into the village from the south. Similarly, the situation of Castlestead, the family residence built by the Metcalfe family, some 600 metres to the west of Glasshouses Mill with the Mill Dam and river lying in between, forms a gateway to the Conservation Area from the west. Within the village the school building and terraces defines the area of planned settlement from the northern part of the village along the main street, whilst the profile of the former Methodist Chapel, situated at the southern edge of the green, provides a strong landmark.



Converted Methodist Chapel opposite the green

- 4.9 The buildings are linked by a network of walls and hedges, which add to the sense of enclosure and form strong visual ties throughout the village. The main street, for example, is narrow and tightly enclosed by stone walls and mature trees flanking the steep twisting lane. The stone walls vary in type and style providing a rich variety - the various coping stones are of particular note.
- 4.10 Tree and woodland cover is critical to the character of the well-wooded valley landscape of the River Nidd. Mature trees and shrubs likewise feature strongly within the

village. The copse of mature trees in the centre of the village is a particular feature, visible from numerous parts of the village and integral to its character. There are three mature trees on the village green, which are very prominent and serve to define this open area. The yew trees on the north side of Glasshouses Bridge are visually important on approach into the village from the south.



Trees on the village green

- 4.11 There are a number of footpaths through the village. For example, The Flaggings which is a very steep and very narrow footpath that runs north from the Mill, past a copse of trees, along the western boundary of The Hippins and Braeside further north and continues up to the B6165. This route is believed to have been the one taken by mill workers at the end of a day at the Mill.



Entrance to The Flaggings.

Another well-trodden footpath runs alongside the Mill race and pond and extends along the River Nidd to Pateley Bridge. A footpath from the main road through the Mill boundary wall, across Mill Yard and along the east side of the river to the “joggling bridge” and back along the west side of the river is used daily by residents and visitors. Additionally, a footpath runs behind the cottages at the north end of the Mill Yard. These

footpaths need maintenance and repair in the interests of the character and appearance of the village and for the benefit of residents and visitors alike.

5. Landscape analysis

- 5.1 Due to its location in the Nidderdale valley, the landscape in and around Glasshouses has a distinct character.

Key views

- 5.2 In the centre of the village the views are mainly contained by buildings, narrow lanes, confined spaces and the general enclosed form of the built development. This being the case, the vast majority of the properties on the main street are set back with front gardens which add to the quality of views within the village itself.



Glasshouses from the south across the valley.

- 5.3 Views tend to be more dispersed at the edges of the village where long views east to west are framed by the valley sides. In many cases the north facing valley side forms a dramatic backdrop to the village and assists its integration into the landscape as a whole. Rock outcrops are characteristic of this area and the upper valley rim and are found here at Guise-cliffe rocks. These rocks provide a distinctive landscape setting and backdrop to the village at higher elevations.

Significant field boundaries

- 5.4 Field patterns tend to be smaller scale on the south facing valley side with relatively larger fields on the north facing side.
- 5.5 Early enclosure field patterns are evident and fields have hedge boundaries in the valley bottom with more dry stonewall boundaries up the valley side. Individual trees lie along hedge boundaries, which also add depth and wooded cover to the landscape setting of the village.
- 5.6 The field boundaries are important to the landscape setting of the village and are a valuable resource in providing physical and visual connectivity to the countryside.



Capped dry stone wall.

Prominent woodland

- 5.7 Woodland is mostly found higher up the valley side and mainly confined to the north facing slopes. Steep valley sides on the south-facing bank of the River Nidd

offer fewer opportunities for vegetation to establish and this side of the valley is generally characterised by scattered settlement interspersed with small groups of vegetation, rather than prominent woodland groups.

- 5.8 Guisecliffe Wood on the north facing valley side is particularly distinctive woodland forming an impressive backdrop to the village. This is Ancient Semi-Natural woodland and adjoins other woodlands including Hawkshaw Gill Wood, Skrikes Wood, Lead Wath Wood, Bark Cabin Wood and Parker Wood. Sites of Interest for Nature Conservation are found at Skrikes Wood and Woodland at Hollin Farm Wood.
- 5.9 There are other significant areas of woodland, which are important to the setting of the Conservation Area. These woodlands are concentrated around the disused Mill Race in the lower valley floor supplemented by planting associated with the gardens surrounding Castlestead. This woodland area is important in that it provides a visual transition between the village areas and the countryside at lower elevations. The woodland is also an important resource for locals who use the footpaths as a circular walk around the village.
- 5.10 Significant woodland surrounds the reservoir where mature trees line the south bank of the water body and provides a substantial backdrop. Views of the reservoir are

partly obscured from the footpath by a row of mature cypress trees. These trees are visually dominant and enclose and darken the valley floor.

- 5.11 Woodland and tree cover along the valley floor itself follows the disused railway and the River Nidd corridor and provides the most effective landscape setting for the village itself.
- 5.12 The presence of the busy B6165 to the north is barely noticeable due to the well-wooded nature of the lower valley sides and valley floor.

Landmark trees

- 5.13 The presence of landmark trees in or adjacent to the main public spaces gives the village an immediate semi-rural appeal. The character of the village, its key views and landscape setting change with the seasons as the trees grow and shed their leaves.
- 5.14 The copse of mature trees in the centre of the village north of the school is visible along the valley floor and from the higher valley sides. Trees on the village green form a focal point to the main street and are visible from higher areas to the south.

These trees also form a backdrop to the setting of the church and provide a distinctive character for the centre of the village.

- 5.15 Trees forming the boundary of the mill buildings, the workers cottages and the mill manager's house provide an important green link between the woodland that follows the valley floor and the central village area.
- 5.16 There is a strong presence of larger more distinctive trees in the village. The low-lying nature of the village and the presence of these trees assists the setting of the village and helps the buildings recede into the landscape. In general built form relates very well to its partially-wooded setting.

Strategic pedestrian routes

- 5.17 Shorter footpaths tend to be routed north south through the village to cut between separate housing areas. Some paths are very steep in parts, almost urban and very narrow. Routes away from the village to the east and the west tend to follow the contours of the valley side and soon reach open countryside. There is good access

and connectivity between the village and the countryside, which include the paths, which follow the disused Mill Race, the river, and the path along Stock Plain to the west towards the weir at Castlehead.



Top of The Flaggings footpath.

6. The form & character of buildings

6.1 Glasshouses Mill is included on the Statutory List of Buildings of Special Architectural or Historic Interest. However, whilst there are few statutorily listed buildings there are some unlisted historic buildings in Glasshouses which make a *positive* contribution to the character and appearance of the Conservation Area and which are of particular local interest. They were identified during the public consultation and, as recommended in PPG15, are recorded on the concept map (p. 17). 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 There are two quite distinct groups of buildings linked by the steep main street. Firstly, those grouped around the steeply sloping village green have an informal character. Conversely, the planned group south of the former railway tracks is based on a formal grid-type plan.



Cliff View Terrace on the village green edge.

6.3 The buildings north of the green are in the form of short terraces, namely Chapel Terrace, Cliff View Terrace and West Riding Terrace. All are of local gritstone, two storeys high with slate roofs and chimneys on ridge lines. Chapel and Cliff View Terraces have small enclosed gardens with original iron railings that are in good condition. There are some good original door pilasters and hood cappings in matching stone, but recent detrimental changes in window patterns and types spoil the unity of the terraces. Similarly, recently built porches of poor design have had a detrimental effect in covering up original door features. South of the green, the Methodist Chapel in "Normanesque" style is quite modest in scale but its interesting profile tends to dominate.



Differing styles of front porch on Albert Terrace dilute its unity.

6.4 Contrary to the informal area of the Green, the planned group of buildings to the south of the village fall into two specific areas separated by the main street. Firstly, on the eastern side is the industrial group

dominated by Glasshouses Mill, a two and three storey structure in sandstone with slated roofs. The dominance and visual impact of the Mill and associated buildings is emphasised by the absence of other buildings along this stretch of the river's course. The central main block and north-facing entrance wing of the Mill are three and four storeys, gabled with a clock and bell at high level, the latter set within a stone enclosure on the face of the wall, on which the date 1862 is inscribed. The rest of the structures are relatively simple in form with regular fenestration, generally with small paned windows of various types. To the north of the main block are smaller original ancillary buildings in stone.



The School

6.5 To the west side of the main street is situated the non-industrial part of the complex with Mill Hill and the School fronting the highway and Albert and Firgrove Terraces set to their rear. The School (1861) is in the Gothic Revival style with steeply

pitched slated roofs and buttresses. The terraces are two storeys in stone and slate, but some dwellings have steep frontage gables including second floor windows, which tend to visually increase their mass and scale. The former railway Gatekeeper's cottage (Crossing Cottage), just north of the school, has been much altered and extended and is a style very different to the other traditional village houses.



Crossing Cottage

6.6 Castlestead was the family residence of the Metcalfe family, built by George Metcalfe Junior in 1862. It is typical of "High Victorian" mansions with sandstone walling and steeply pitched slated roofs. Substantial gables, ornamental chimneys, elaborate bay windows and window features all contribute to its strongly vertical emphasis. George Metcalfe also erected the iron bridge across the River Nidd to provide direct access from his house to the Mill.



The well-screened Castlestead

6.7 The majority of buildings in the village are functional rather than decorative. This is not to suggest that they are without quality and charm, having a distinctive style very much based on local traditions. In architectural terms this is known as the "vernacular" style. Generally, buildings follow this simple, robust vernacular style being of a modest scale and simple architectural detailing.

6.8 The key characteristics of the local architectural style are:

General form

6.9 Buildings are orientated with main frontages to the village green or main street (with the exception of the modern housing developments) and are generally quite narrow (depth) buildings with gabled roofs. Roof pitches tend to be quite steep where covered in Welsh slate but consid-

erably more shallow where covered in stone slates. There are minimal window openings. Buildings are predominately two storeys and some properties have detached garages and single storey outbuildings or barns - for example, the former weaving barn to the rear of Cliff View Terrace.

Materials

6.10 Stone, both rubble and dressed predominates. A small amount of brick is also in evidence adding variation in colour, specifically the former Gatekeeper's Cottage (Crossing Cottage) and the privies that are located to the east of Valley View. All properties retain one of two traditional roof coverings found in the area, namely stone slates and Welsh slates. The overwhelming majority of the roofs are covered in Welsh slates.



Stone slates on the roof of the former wet fish building.

Architectural detailing

6.11 The majority of buildings in Glasshouses are not richly decorated, yet there is a distinctive style with detailing typical of vernacular architecture.

Roof detailing

6.12 Most domestic buildings have chimney stacks situated at the apex of the roof either at the gable or part way along the ridge line. They are generally of stone construction, but not always, as brick is also used. The gable flues are more commonly built within the thickness of the external wall and not expressed on the gable wall.



An 'exception rather than the rule' is an external chimney as here on Mill Hill.

External walls

6.13 Quoins (large corner stones) are a common feature, though in many cases very simple in form. Most window openings are of simple rectangular form with flush heavy stone lintels and projecting cills. Front entrance porches have been added to a number of properties, some of which are not well designed.



Quoins on West Cliff Terrace

Windows

6.14 Four basic traditional window types dominate vernacular buildings in the area, being mullioned, vertically sliding sashes, horizontally sliding or Yorkshire sashes and casements. Examples of all four types of windows are to be found in Glasshouses, with vertically sliding sashes being the most common. Mullioned windows tend to be evident in older properties as do stone slate roofs. A few modern additions in the form of dormer windows and rooflights are

evident in the village, fortunately these are on the least visible roof slopes. Proliferation of these features would be detrimental to the historic roofscape.



Mullion windows on Birch Field Terrace

6.15 There is also evidence of traditional windows and doors having been replaced with PVCu in a number of properties. These alterations erode the character and appearance of the village and consideration should be given to installing traditional windows and doors once more as part of a sympathetic enhancement project.



Holm Lea and Mill House adjacent to Glasshouses Mill with Vertical timber sliding sashes (left) and PVCu (right) showing how different fenestration materials affect architectural character.

7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail looking at sub areas. The aim is to identify the special character of the area that provides Glasshouses with its particular 'sense of place' and to summarise the details and features that are important. The sub areas can be defined according to historical development, building form and uses and location. These areas are:

- **The village green and its environs**
- **The planned development**
- **The former mill site**
- **The mill race and pond**

The village green & its environs

7.2 The village green is typical of a traditional Dales village. Triangular in shape, it provides the main focal point in the village around which the older, more traditional properties are grouped. The green is well defined by the three roads and although enclosed by buildings and stone walls on each side, offers views out into open countryside especially to the south and west. Fortunately, the edges of the green have not yet suffered significant erosion from vehicular movements.

7.3 There are three mature trees on the green, which add to the rural character of the village. There are also two benches and the village maypole, which enable



The Green.

residents and visitors alike to enjoy local pastimes, celebrate national holidays, to exercise, play games and to enjoy picnics. There is also a (dry) well with a decorative stone surround. The green is at the heart of the village and its community and is central to active village life.



West of the Green, views across gardens to the countryside beyond.

7.4 To the north, the green is enclosed by terraces of former mill workers cottages and traditional stone boundary walls, original railings and gates. To the east the properties are later and are evidence that the village has developed on an ad hoc

basis, informally arranged along the main street. On the south side of the green is the former Methodist chapel and associated hall, as is typical of traditional village greens, which usually have a pub, shop or church within the immediate vicinity. To the west, across the gardens that lie between traditional terraces, views can be glimpsed to the open countryside beyond framed by mature trees.

7.5 The green and its environs are fundamental to the character and form of the village and significant to the character and appearance of the Conservation Area.



A view down the Main Street, steep, narrow and enclosed by stone.

The planned development

7.6 The expansion of Glasshouses Mill is clearly evident in its buildings. This expansion resulted in an increased workforce. In order to house their growing workforce, the Metcalfes built a considerable amount of housing, some of which was dispersed along the steep valley sides, but there was a concentration in the immediate neighbourhood of the mill on the east side of the main street.

7.7 This purpose-built housing took the form of rigidly organised terraces of workers' cottages, which demonstrated progressive improvements in house design at that time. The properties each have front and back gardens and in Firgrove Terrace each property has an allotment. It is understood that there were allotments to Albert Terrace which have been developed as part of the school site.

7.8 These advances were indicative of Metcalfe's philanthropic nature. Similarly, the construction of the Gothic style school, its grounds enclosed by railings, and the school house opposite the Mill demonstrated the Metcalfe's commitment to encouraging learning and education. Firgrove (formerly Mill Hill), which is opposite the mill entrance, was built by the Metcalfes for their mill manager. The property is more finely detailed than others in the village, which represents the manager's social status. Later Firgrove became the Wesleyan Methodist Ministers' residence but is now in private ownership.



The School, Firgrave and Albert Terrace.

7.9 This planned community, which the Metcalfe's fostered, exemplifies the village's social history and is integral to the character of the village. In order to preserve this planned settlement, it is vital that each element and particular features there of are safeguarded from incremental alterations and development.

The former Mill site

7.10 In the nineteenth century Nidderdale was an industrial valley. Extensive lead mining, quarrying and flax spinning went on in the area. Several flax spinning mills were built along the Nidd's tributaries, using the water to power machinery.

7.11 Glasshouses Mill was the largest mill in the valley. The Mill building is the focal point to this planned group of industrial buildings, dominating by virtue of its function, form and scale, particularly the clock tower which is prominent in the skyline. A number of lower buildings are grouped

around the Mill yard, some of which are in disrepair. To the south east of the Mill building the former gas works were built to service the Mill, utilising coal brought to the village by the railway, which formed part of the Nidd valley branch of the LNER Railway. A number of the Mill complex's original features have survived such as the gateposts (albeit in poor repair) date plaques, winches etc.



West wing of Glasshouses Mill (see also photo on p. 3).

7.12 George Metcalfe's influence as a prominent industrialist was instrumental in getting the railway to Glasshouses. As a group, these buildings provide good examples of functional architecture and reflect the industrial heritage of the village and that of the Nidd Valley. The industrial group is a fundamental part of the development of the village and the way it has functioned over time.

7.13 Glasshouses continues to be, though to a lesser extent, a working village. Employment use and economic activity in the village should be encouraged and supported, particularly in the Mill complex.

The Mill race & pond (Dam)

- 7.14 The reservoir, or mill pond, was built to ensure adequate water pressure for the Mill. Built in 1850, the reservoir is between the man-made Mill race and the river. It covers 5 acres and has a capacity of 10 million gallons of water.
- 7.15 At a joint celebration to mark the marriage of George Metcalfe Junior and the end of the Crimean War, the central island provided a platform for the Pateley Bridge Brass Band and a firework display.



Glasshouses Dam.

- 7.16 Today, the reservoir is a valuable amenity resource and is used by visitors to the nearby Activity Centre for canoeing and kayaking. A footpath runs from Pateley Bridge along the course of the River Nidd past Castlestead, the grandest piece of domestic architecture in Glasshouses.

Gothic in style this mansion is sited upstream from the village on a terrace overlooking the river. The footpath continues along the north side of the reservoir through the Mill Yard, along the east bank of the river connecting Glasshouses to villages downstream such as Low Laithe and Summberbridge. This footpath is an important route for residents and visitors alike.



Castlestead seen from the road above Glasshouses (see also p.8).

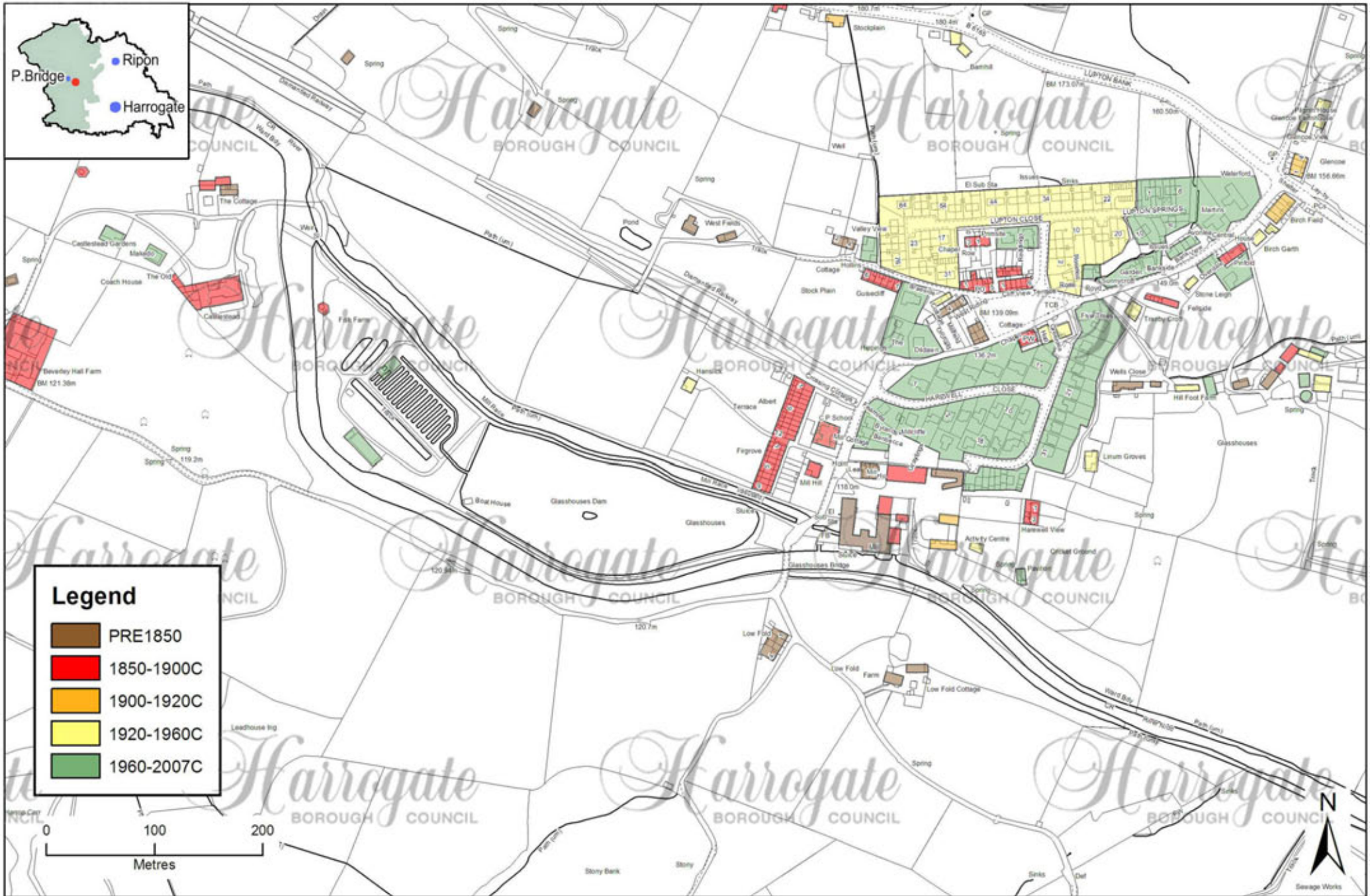
- 7.17 This part of the Conservation Area and its environs is rich in biodiversity. It supports important numbers of migratory birds and healthy fish populations reflect the good water quality and diverse physical habitat.
- 7.18 A line of mature trees borders the Mill race on both sides as do stone walls

with triangular cappings. Mature trees also surround the mill pond and line the banks of the River Nidd. The trees and wildlife are natural features, which positively contribute to the rural character of this area, whilst the stone walling and the man-made mill race and reservoir indicate the influence of the industrial development and the harnessing of natural resources. This juxtaposition creates an interesting character, which is integral to that of the wider Conservation Area.



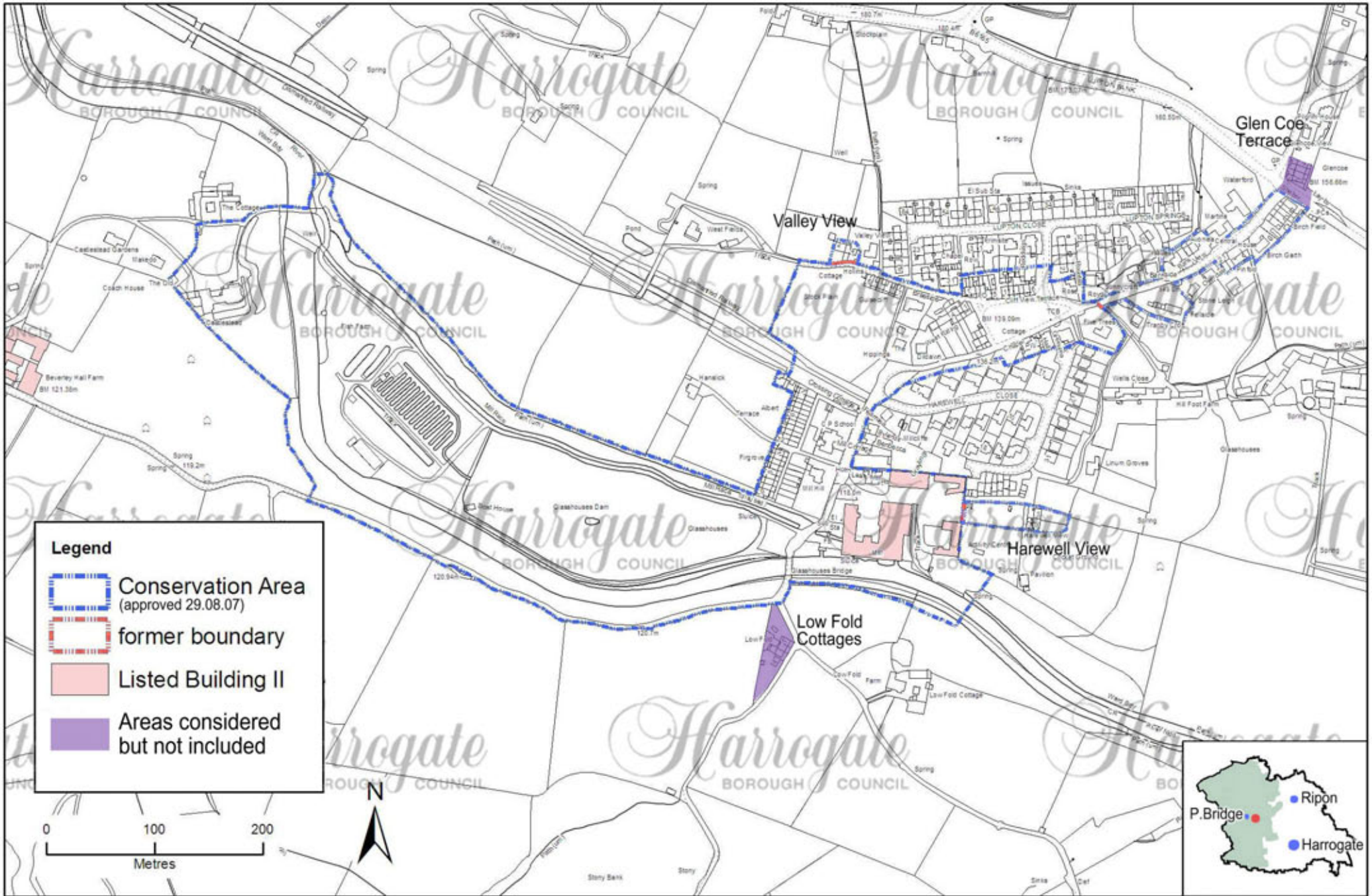
The Mill race.

Map 1: Historical development of Glasshouses

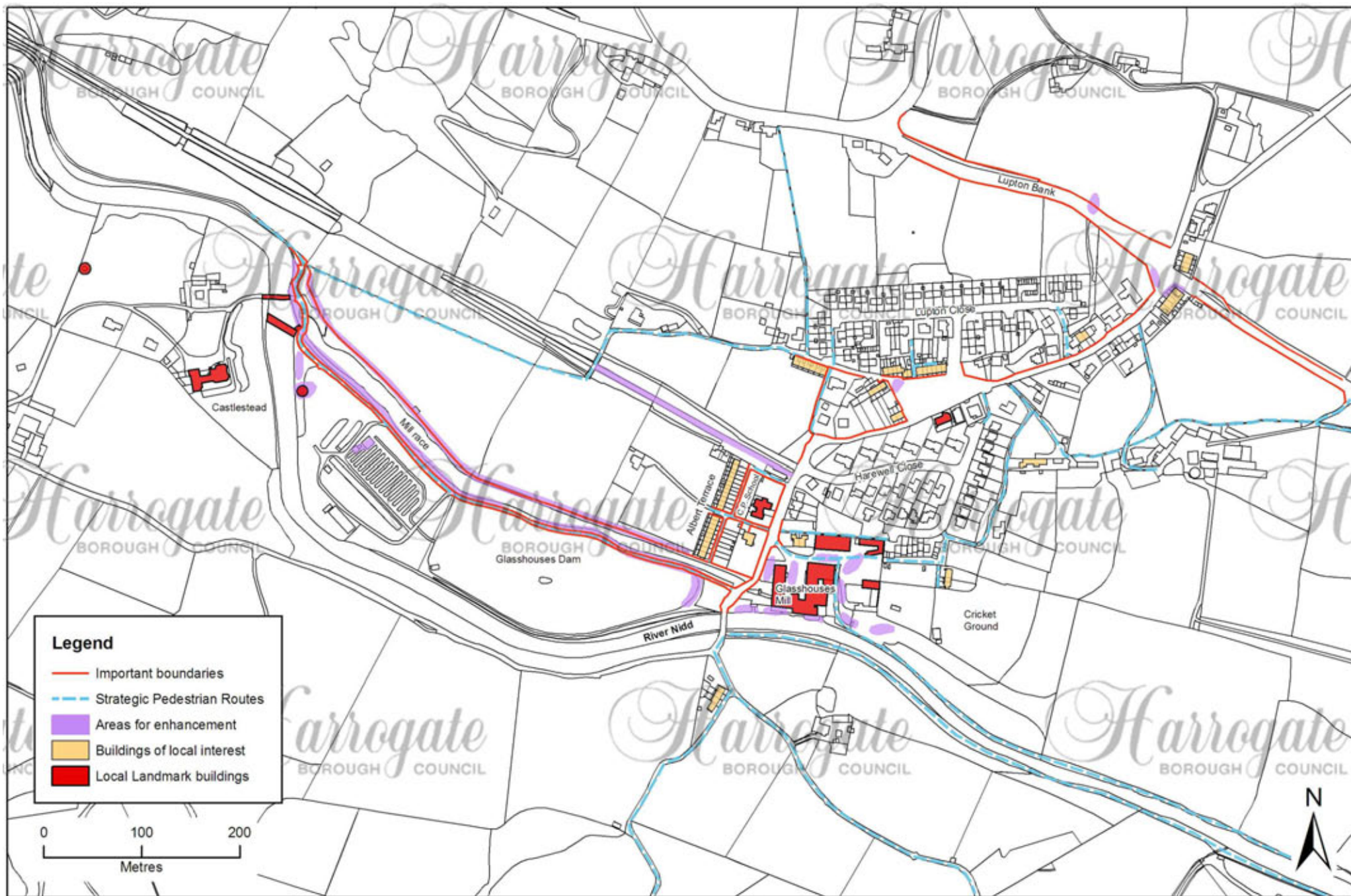


Map 2: Glasshouses Conservation Area boundary

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Map 3: Analysis and concepts



Map 4: Landscape analysis



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Appendix A

A1. 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 the Glasshouses Conservation Area. The special qualities, which “*it is desirable to preserve or enhance*”, have been identified in the Appraisal.

Although Glasshouses is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aims are: (a) to explore whether there are any buildings or areas which are at odds with, or spoil the character of, the Conservation Area and (b) to 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 suggestions made and 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 or requests for grant aid.

A2. Monitoring and 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 Glasshouses 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 involvement of the community at the public consultation event.

A3. Maintaining quality

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

- From time to time review this Appraisal and Management Strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all planning 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 and provide training as appropriate;
- Expect the historic elements which are essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

A4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of positive interest in ways which directly relate to the special character of the existing Conservation Area. The inclusion of these areas has been determined on the basis of whether they have “special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance”.

Valley View is now included because it is a traditional stone built terrace of cottages, thought to be contemporary with the mill workers cottages as evidenced by the historic map. In the foreground of this terrace is a pair of brick built privies, which are of interest. The other areas identified in the consultation event which were being considered for inclusion with the Conservation Area boundary are Harewell View to the east of the Mill; the

group of stone built houses on the north side of the main street comprising: Catsfoot Cottage, which was formerly the village pub; a former barn, now converted for residential development; and Avonlea garage, formerly the wet fish shop and later a butchers. Also of merit and warranting additional protection are: Central Cottages (the stone cottages to the north east of Overdale); Central House and the traditional cottage, one of only two rendered properties in the village, (all of which are on the south side of Main street); and Birch Field View which, like Valley View, is thought to be contemporary with the mill workers' cottages. Central House was, until recently, the village shop and post office. The stone wall that runs along the south side of the main street from the south eastern corner of the green to Central Cottages is included within the boundary. However, the houses in between are excluded because they are more modern houses, built at different times and with "piecemeal" alterations.

A further extension proposed includes Glencoe Terrace, however it is considered that Lupton Bank, the road to Pateley Bridge, provides a natural break. Furthermore, as the boundary is extended to include Birch Field View, Glencoe Terrace benefits from additional protection by being within the setting of the Conservation Area. In addition to the areas detailed above, Low Fold Cottages were suggested for inclusion within the Conservation Area. Whilst it is acknowledged that this is a traditional stone terrace, its location is somewhat divorced from the existing Conservation Area and for this reason, its inclusion was not supported.

A5. The management of change

The special character and appearance of Glasshouses Conservation Area is vulnerable to erosion and significant harm through often well-intentioned, but misguided alterations and inappropriate change.

Whilst there is scope for enhancement, there are no sites in the Conservation Area that could be considered to have a wholly negative impact on the character of the Conservation Area. However, some individual buildings fail to make a positive contribution to the Conservation Area including the



smoked fish building in the Mill yard and buildings at the fish farm.

A6. Opportunities for enhancement

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

- Retain, where possible, grassed areas in their un-kerbed state, thus retaining the rural informality of these parts of the village. Where grass is eroded utilise low key kerbs, not concrete;
- Reinstate windows and doors to their former pattern and detail where use of standardised factory made joinery and PVCu has undermined the character of historic buildings;
- Greater effort should be made to place overhead cables underground, particularly around the village green;
- Replace items of street furniture and lighting with ones of more appropriate design;
- Trees which make a particular contribution to the Conservation Area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection);
- Restore the railings at the former Methodist Chapel as appropriate.
- Enhancement and repair of Mill Race, dam, goit and Mill buildings.

Existing buildings

The survey of the existing buildings within Glasshouses clearly 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 30 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 Glasshouses could include some or all of the following:

- Additional design guidance, which is more specific to Glasshouses, could be considered for future alterations to direct change towards materials and design detailing which compliments the defined local architectural character. Such design guidance would be in the form of non-statutory planning guidance. If adopted by the Borough Council, 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.
- 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 the rights granted by Statute to alter dwellings without the need for planning permission within strict limitations. 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 within the scope of planning control, so the impact of any proposed change can be properly assessed. Article 4 Directions, which are drawn up by the local planning authority (namely Harrogate Borough Council) is the only means of applying equal control to all buildings within the Conservation Area. Without such a Direction, alterations will only be subject to control where planning permission or listed building consent is required. Equally, any non-statutory planning guidance will only be capable of being applied in those cases where applications are necessary. 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.
- Promotion of schemes that seek to restore the architectural character of altered buildings. Quite a number of buildings have been altered, which has changed their architectural form in a way which conflicts with the distinctive character of Glasshouses - some to such an extent that the original form and character is no longer recognisable. The introduction of standardised twentieth century door patterns and PVCu windows and porches is well

established, but much original fabric remains. 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.

- 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 original joinery, sash windows and front doors can have considerable negative impact on the appearance of an historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of brick and 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 and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example, the construction of new openings and the consequent breaking up of the continuous stone walls flanking the Main Street would be detrimental to the character and appearance of the Conservation Area.



Telecommunications equipment, satellite & cable dishes

External telecommunications apparatus including cable runs can harm the appearance of historic buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead Wires are intrusive throughout the Conservation Area, particularly in the vicinity of the village green, and undergrounding of cables would considerably 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

It is unlikely that in past times all the street surfaces in Glasshouses were formalised with setts, paving or cobbles and it is considered that modern tarmac is a natural successor to the rammed earth and stone that would have preceded it. The edges are often informal and widespread definition of grass verges with modern kerbs should not be encouraged. However, there is evidence of over-running of verges, which is causing some

erosion. Where regular over-running is occurring, kerbing stones should be considered in association with North Yorkshire County Council as Highway Authority. Alternatively “grass-crete” could be considered, providing a firm mesh through which grass can continue to grow. Elsewhere in the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings in the interests of the visual amenity of the Conservation Area.

Important trees

The existing mature trees, together with stone walls, railings and hedgerows throughout the Conservation Area, add to its charm and character. The loss, for example, of the copse of trees in the centre of the village, would significantly erode the character. In accordance with the Council's Landscape Design Guide, the existing pattern of hedgerows, hedgerow trees, 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/shrub planting and management methods that improve wildlife habitats.

Outdoor advertisements & street furniture

The design and appearance of street furniture and advertisements in the village adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area, specifically the galvanised railings in front of Birch Field View and the grouping of various road signs at the top end of the village.



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 establish grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not detrimentally impact on the 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 complementary 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 aim to achieve creative design solution, whether contemporary or traditional in style. There are exceptions and these may include new development forming part of, or adjoining, an important architectural set piece of recognised quality, or where a high quality contemporary building would clearly be appropriate. the external appearance of new buildings should be appropriate to their design: for example, if the form reflects Victorian housing then it would not be appropriate to use architectural features of an earlier era.

Employment & commercial activity

It is important to retain an element of employment use in the village, in order to retain its character as a working “mill village” rather than a dormitory village. This will ensure the Conservation Area has a vibrant feel during the daytime. Commercial activity will also provide a focus for the community. The recent loss of the village shop is regrettable and efforts

should be made to encourage and support new businesses moving into vacant premises and to protect and enhance existing commercial activity and local services.

Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for listed buildings and unlisted building of special character or interest. This backcloth is important and needs careful management as a setting for the special elements.

A7.Landscape project areas

These project area guidelines have been developed in recognition of the landscape sensitivities and pressures which exist within the Conservation Area.

Disused railway line:

The arrival of the railway in 1862 assisted in the village’s development but also made an impact on the landscape of the valley floor. The landscape and woodland now grown up along the railway should be protected and retained as a green strategic link.

Village Green:

The increase in the number of privately-owned cars has led to increased demand for car parking. The older properties, built before the invention of the motor car (and consequently having no space allocated for their accommodation) have a proliferation of roadside parking. Also, the road along Cliff Terrace, on the north side of the green has its surface at the same level as the kerb and the grass which has led to parking on the edge of the green itself. The road surface should be lowered to discourage this practice or the edge of the green should be grasscreted to accommodate the vehicles’ encroachment.

Village edges:

The landscape is sensitive to change as there are extensive views along and across the valley. As a result new development can have a considerable impact higher up the valley sides on the south-facing slope where woodland and tree cover is more sparse. New facilities and buildings should only be permitted where they are not highly visible, respect landform and landscape pattern.

Pressures continue for the extension of gardens and where they fall on the higher valley sides they become more highly visible and have greater impact on the wider landscape.

Hedgerow boundaries are scarce and the replanting and repair of boundaries is important to the character at the edge of the village, including the planting of native field boundary trees (oak, ash and field maple).

New structure planting at the edge of the village will help to integrate existing development and provide an improved setting in areas where buildings are out of character.

Mill race:

A green envelope of open fields surrounds the village and the Mill race footpath provides a pleasant contrast to this open landscape. Opportunities exist to improve the footpath, open views, provide new planting and clear existing planting which is out of character with the river valley.

Mill and river frontage:

The redevelopment of the mill buildings should attempt to integrate structure planting containing native species along the river boundary to reduce impacts of any changes. The rural character of the valley side and the river corridor should be retained in the new development and a footpath link provided as part of the new development.



Checklist for the management of change

In managing change in the Conservation Area, the following will be important:

- Development should not impinge on the form and character of Glasshouses;
- Buildings should be constructed of materials which match or complement local traditional materials;
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context;
- In general new buildings should follow the established building line, with frontage properties set back from the road edge by front gardens enclosed by stone walls;
- New development should not adversely impact on the historic skyline, respecting important features such as the former chapel spire and the clock tower;
- The repair and re-use of older buildings should be encouraged in the first instance rather than redevelopment;
- Maintain the softness of roadside verges by preventing the introduction of kerbs where none existed historically;
- Positive management of the ageing stock of mature trees;
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained;
- Minimise clutter of signage and street furniture;
- New development should take account of historic street patterns and built form whilst encouraging improved linkages and accessibility;
- Repair and retention of stone boundary walls;
- Encourage diversification of management of improved grass-land fields to improve habitat diversity and reintroduce a diversity of textures to the green field patterns;
- Maintain field pattern through management and repair of field boundaries;
- Maintain individual tree cover along field boundaries and within the village for the long term by promoting the planting of indigenous species. Trees that are not indigenous should be phased out with a managed programme of replacement;
- Buildings which make an important contribution to landscape character need to be recognised and respected;
- Resist inappropriate development at the edges of the village where views tend to be more dispersed;
- Maintain front gardens to properties along Main Street which add to the quality of views within the village;
- Active management and enhancement of the Mill race including the repair of the dam, clearing of undergrowth and litter, management of the mature trees that border the Mill race on both sides;
- Encourage sustainable use and sourcing of building materials.

Appendix B

B1. 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 Saturday 27th January 2007. This consultation took the format of a public meeting and included a walkabout and a workshop session. Prior to the event residents were notified via a leaflet. In addition, a press release appeared in the local newspaper informing residents and consult-ees that a review of the Conservation Area was taking place and that a workshop had been arranged. This information also appeared in the "Latest News" section of the Council's planning website.

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, which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Glasshouses special to them. On return to the hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

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.

Whilst 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) it has not been possible to be comprehensive.

The consultation for the draft Appraisal took place from 30th April 2007 for 6 weeks. Consultees included English Heritage, Natural England, Pateley Bridge Town Council, Yorks & Humberside Regional Assembly, Yorkshire Forward and residents and businesses in the village.

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents. When all the comments had been received, appropriate revisions were made before the Conservation Area Appraisal was endorsed by the Cabinet Member for Planning and Transport on 29th August 2007. The main change made to the Appraisal following consultation was amendment to the Conservation Area boundary to include the stone built terrace of cottages on Valley View, houses on the north side of Main Street and Central Cottages, Central House and the traditional rendered cottage also on the south side of Main Street. Birch Field View terrace has also been included within the Conservation Area.

Appendix C

C1. Further Reading

Royal Commission on the Historical Monuments of England (RCHME): Yorkshire Textile Mills Survey. File 63831. Glasshouses Mill. Oct 1987, revised 1988.

RCHME/YWAS (1992) Colum Giles and Ian Goodall: Yorkshire Textile Mills 1770 - 1930. pages 3-15, 60-1, 131-2, 208.

