

# HAMPSTHWAITE

## 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 adopted by Harrogate Borough Council and forms an evidence base for the Local Development Framework (LDF). It is, therefore, a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. It can also form the basis for a subsequent Management Strategy, which will contain issues, 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 Hampsthwaite.
- 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 Hampsthwaite Conservation Area was originally designated in 1976 and the boundary was subsequently amended in 1994 and, following consultation it was amended again on 18 February 2009. This Appraisal aims to describe Hampsthwaite 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 Hampsthwaite 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.

# Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Hampsthwaite;
- to raise public awareness of the aims and objectives of 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 to periodically 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 has an adverse effect on the

character and appearance of the 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 conservation areas, which would affect its setting or views into or out of the area.

2.4 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. Appendix B details how the local community has been involved and their contribution to this Appraisal.

### 3. Historic development & archaeology

3.1 The name Hampsthwaite is derived from old Norse and means the thwaite, or meadow, of Hamr or Hammall. The earliest written record of the settlement (circa 1180) is as “Hamethwayt” in the Early Yorkshire Charters. The Roman road from “Olicana” (Ilkley) to “Isurium” (Aldborough) crossed the Nidd at Hampsthwaite which led to the development of a market. Hampsthwaite was situated within the Forest of Knarborough, which was established as a royal hunting preserve in the time of the Conqueror. The church of Hampsthwaite was in existence soon after the Norman Conquest and was at one time in the possession of the monks of Knarborough.

3.2 The Market Charter of Hampsthwaite was granted by Edward I in 1304 and provided for a market every Friday and an annual fair of four days at the Feast of St Thomas the Martyr to whom the Church is dedicated. Markets and fairs were held in the main street. The market was primarily for cattle and there were seven slaughterhouses in Hampsthwaite. The width of the village street allowed the drovers to bring stock in to the market. The back wall of the present allotments was the street boundary and the terrace adjacent to the Village Room has been built over part of the original market area. Thompsons’ Garth was the auctioneer’s office and it is thought that Mally’s Cottage was used by the drovers as a stopping off point.

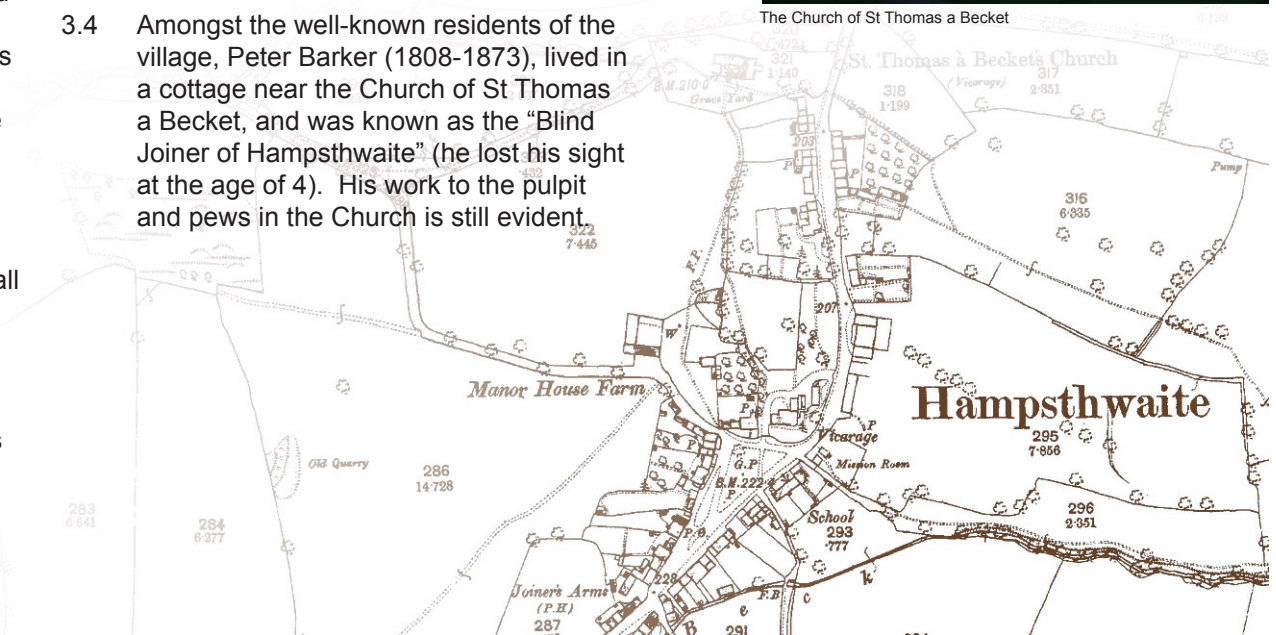
3.3 Historically a farming community, there are working farms around the Conservation Area. The built form of the farmhouses, outbuildings, access routes and traditional field patterns contribute to the unique character of this village. Farming has remained the economic mainstay of the village: the hillsides are used for sheep grazing, the meadows for cow pastures and the valley bottom for arable crops. There was also a flax mill - with flax being made into sacks and hessian by the villagers - the main cottage industry. In the late nineteenth century, when the Duke of Devonshire was lord of the manor, the village was a thriving community: tradesmen included shoe makers, grocers and butchers, a saddler, a joiner, tailors, a tinplate worker and innkeepers.

3.4 Amongst the well-known residents of the village, Peter Barker (1808-1873), lived in a cottage near the Church of St Thomas a Becket, and was known as the “Blind Joiner of Hampsthwaite” (he lost his sight at the age of 4). His work to the pulpit and pews in the Church is still evident.

3.5 The family of the writer William Makepeace Thackeray lived in Hampsthwaite, as did the family of Amy Woodforde Finden (1860-1919) who was best known as the composer of “Kashmiri Song” from The Four Indian Love Lyrics by Laurence Hope.



The Church of St Thomas a Becket



## 4. Location & setting

- 4.1 Hampsthwaite, a parish-town, lies 5 miles north west of Harrogate and south of the River Nidd. The original part of the village is designated as a Conservation Area and to the north and west of Hampsthwaite is within the Nidderdale Area of Outstanding Natural Beauty.
- 4.2 The area is an important “gateway” between Harrogate and Nidderdale. The area is well served by roads and intermittent traffic noise can be heard in this accessible landscape.
- 4.3 The original village was a ribbon development along the line of the Roman road from Ilkley to Aldborough. In the late nineteenth development occurred along Hollins Lane, the road to the south-east, since when Hampsthwaite village has extended considerably in this direction with much post-war backland development.



View from Hampsthwaite Bridge

- 4.4 The approach to the village from Clint and Birstwith is through the river valley and St Thomas a Becket's Church forms a focal point set within the peaceful meadowland. The entrance to the village from the north is enhanced by the narrow seventeenth century Hampsthwaite Bridge over the River Nidd.



## 5. Landscape analysis

5.1 This section describes the character of the landscape in and around Hampsthwaite Conservation Area. It identifies the key landscape characteristics, which make the village distinctive, and provides guidelines to help manage landscape change in the Conservation Area.

5.2 Hampsthwaite is situated in the Lower Nidderdale Valley, an area characterised by a large-scale, broad valley with a flat floor that channels extensive views. The valley floor landscape pattern is intimate and diverse with random fields typical of early enclosure. Field boundaries are a mix of walls, hedges, stock fences and metal estate fences. the land is used for cereal crops on the richer soils of the valley floor and intensive grazing on the valley sides. There is significant tree cover along the valley and on the hillsides leading out of Hampsthwaite to the north.

5.3 The village's setting - within the valley of the Nidd - is its main attraction. Hills, especially to the north of Hampsthwaite, rise gently at first then more sharply enclosing the river.

5.4 The River Nidd, its meadows and mature trees of the churchyard are extremely important features of the village. A focal point of the village is the green at the junction of Church Lane, High Street and the road to Birtswith. It is well defined by the three roads and enclosed by buildings. There are mature trees on the green, which provide valuable tree cover and add to the rural character of the village.

5.5 There is insufficient space along much of the High Street for trees. However, there are some as the green opens out, especially near the Old Parsonage. The main feature of the space is the grass itself. Further along the High Street, the raised wide grass verge softens the long stone terrace (which has no front gardens).



Raised verges

5.6 Boundary walls are an important feature of the village. Soft landscaping contributes greatly to the character of the village and Conservation Area designation gives some protection to trees. The foliage combines with grass verges to soften the effects of the walls, offering seasonal colour and variety in the village.

### Geology, soils & drainage

5.7 The area is characterised by its Millstone Grit solid geology. Surface water gley soils, slowly permeable, seasonally-waterlogged, fine loamy, loamy-over-clayey and clayey soils are on the valley

sides. Brown soils consisting of river alluvium, deep, stoneless, permeable, coarse, loamy soils are along the flat valley floor and some fine loamy soils are affected by ground water.

5.8 River Nidd has several tributaries that incise the valley sides to meet the river including Ripley Beck, Tang Beck and Cockhill Beck. Springs and wells are dotted throughout the valley, which has an impact on the flooding potential in the Conservation Area.

5.9 The main area with flooding potential is around the lower end of Church Lane, including the churchyard and adjacent fields, down to Hampsthwaite Bridge. There is also danger of flooding around Ouse Gill Beck where leaf litter collects.



Ouse Gill Beck

## Key Views

- 5.10 The first view of the village from the south is from Hookstone Garth, an elevated position from which the village is seen nestling in the valley below. One then passes into the relatively narrow and enclosed High Street, where houses abut directly onto the footpath where views open out onto the village green. There are good views from the green through gaps in the built form enabling long views of hills and farmland to the north east, however views out of the village are largely limited by buildings and boundary walls until one emerges from the village street directly into open countryside. Saddlers Cottage, a tiny detached cottage next to the village school is in need of urgent renovation and repairs and detracts from this view.
- 5.11 Additionally there are good views down Church Lane to the Lych gate, from Greenside House gateway to the west towards Grosvenor Hall and along the river in both directions from Hampsthwaite Bridge



View through buildings to countryside.

## Significant Field Boundaries

- 5.12 A number of individual trees lie along these hedge boundaries, which also add depth and wooded cover to the landscape setting of the village. Whilst some of the hedgerows are of poor condition and some have disappeared altogether, the remaining hedgerows are likely to be of botanical as well as historic and landscape interest. Some hedges and walls along parish boundaries, old roads and tracks are likely to date back to the medieval period. Most were laid out in successive enclosures from the late Middle Ages through to the nineteenth century. It is therefore important to preserve and enhance the ancient hedge boundaries for their historical and wildlife value.

## Open Spaces

- 5.13 Open spaces in the Conservation Area, which add to the character of the village, such as the grounds of St Thomas a Beckett church and the fields beyond are shown on the Landscape Character Analysis plan. The surrounding fields are open, prone to flooding but are a simple backdrop to the church and burial ground, which has stone boundary walls and mainly cedar, pine, conifers and some yew trees. This area is an attractive historic resource and as a scenic backdrop to the Church, its unspoilt character provides a strong sense of place and a unique setting for Hampsthwaite Conservation Area. A network of public footpaths cross these spaces and guarantee its value as a well used public open space both to local residents and visitors to the area. It is however difficult to get close to the river other than at a bench close to the Church

and it has been suggested that the experience of this area could be enhanced by constructing a footpath along the southern edge of the river and the removal of barb wire fencing.



A place to sit near the Church and overlooking the river.

- 5.14 The village green is an area of open space in the centre of the village, which provides a contrast to the otherwise linear form of the village. Fundamental to the character of the village, this triangular space is surrounded by roads on three sides, the village school and local shops, ensuring that this space is contributes to village life as an important focal point and meeting place.



Tree seat on the village green.



- 5.15 In addition the cricket ground and the play area (set either side of the beck in the centre of the village to the west of the school, just on the edge of the Conservation Area) are well used and constitute important amenity space in the village, which is very much valued by locals.

## Front Gardens

- 5.16 Low stone boundary walls to front gardens feature strongly in Hampsthwaite, and are used throughout the centre of the village to enclose the small front gardens. The same type of walling is used on either side of Cockhill Beck for much of its route through the village. Whilst a number of the cottages in the Conservation Area are set back with small front gardens, there are also more substantial front gardens behind taller boundary walls, particularly on the west side of Church Lane.



Front gardens

- 5.17 Garden trees, hedges and shrubs and flowers are important to the general character of the village. These make a contribution at the top end of High Street and particularly in Church Lane where mature trees make a strong visual impact

on the streetscape and the general character of the Conservation Area, providing seasonal interest and variation.

- 5.18 The road is bounded by stonewalls to both ends of the bridge. The wall is continuous up to the lych gate, which has a carved mouse to show it was built by Robert Thompson the Mouseman of Kilburn.
- 5.19 Properties do not generally have railings to their boundary walls. The exceptions to this are the simple upright railings at the entrance to the Methodist Church and on the walls at the Village School, which are a dominant feature of the green. There are however a number of wrought iron pedestrian gates.



Railings at the Village School.

## Grass Verges

- 5.20 There are a significant number of grass verges and banks throughout the village adjacent to the roads and tracks, which provide a natural softening and add to the general rural character of the High Street. The surfaces of many of these verges are

susceptible to damage, particularly in wet conditions. The grass verges in central areas do generally have kerb details, however in some areas, where there has been persistent evidence of over running of heavy traffic, some concrete edging has been used to protect against over running by vehicular movement. Steep grass verges are very characterful at the southern end of the village where buildings are set against the footpath are at a higher level than the road. Also from Rowden Lane to the village room there are cherry trees planted in the verges for seasonal colour and variation.



Grass verge and cherry trees.

## Prominent Woodland

- 5.21 A consistent scattering of woodland clumps and trees maintains balance across the valley landscape of mono-chrome arable fields and occasional improved grass fields. Woodland cover is random. To the north there is a belt of woodland associated with the river.



Tree cover along the River.



Broadleaf trees in the Churchyard.

## Landmark Trees

- 5.22 There are mature Cherry trees along the length of the High Street to the Village Hall from Rowdon Lane. They tend to suburbanise the character of this part of the village, although when in blossom they offer seasonal colour and interest. Beech and Oak trees on the corner of High Street and Church Lane provide visual importance in addition to the garden trees on Church Lane, which make a significant contribution to the streetscape of the village.
- 5.23 Mature trees are also important at the entrance to the Conservation Area from Harrogate along Church Lane. At this more open area of the village, broad-leaved trees add colour and form in this gently rolling landscape. The mature Yew and broad-leaved trees and conifers around St Thomas a Becket's Churchyard contribute to views and frame the historic buildings.

## Strategic Pedestrian Routes

- 5.24 Hampsthwaite has a number of rights of way consisting of Public Footpaths and Bridleways. The footpaths from the village are signposted at their starting points next to metalled roads and are subsequently way marked with arrows fixed to fence posts and stiles along the route. Many of the lanes and tracks into the village provide access into open fields around the village. One such path, known locally as 'The Medieval Way', that leads up to Saint Thomas a Becket's Church is laid with stone and sheltered by hedges and trees on either side. It is understood that Hampsthwaite belongs to an initiative known as the 'Parish Paths Partnership'; this scheme ensures that the Public Footpaths and Bridleways within the Parish are kept in order.
- 5.25 In addition there are also narrow passages and ginnels between housing and round

the back of housing to the beck and also to open countryside such as next to the Village Room on the High Street. There is a well known walk around the valley of the River Nidd in North Yorkshire, featuring gritstone outcrops and rough, open moorland. The un-signed Nidd Valley Link (45½ km/28½ miles) connects Hampsthwaite, on the Nidderdale Way, with the confluence of the Nidd and Ouse at Nun Monkton, from where walkers can follow the Ouse into York. Some of these routes are ancient packhorse routes and so are of historical interest.



Footpath to Thomas a Becket's Church.

## Road surfaces

- 5.26 The main route ways through the village are generally finished in tarmac, there are some lengths of stone kerbing, but much is concrete. In contrast to other villages there are few areas of traditional paving.

## 6. The form & character of buildings

### Listed Buildings

6.1 There are 16 buildings in Hampsthwaite that are included on the Statutory List of Buildings of Special Architectural or Historic Interest, all are grade II.

**Church of St Thomas a Becket, (modified & restored in 1902 with earlier features) Church Lane**

**Sundial, Church Street, 1672**

**Table Tomb, 1702**

**Hampsthwaite Bridge, 1640**

**Manor Farm, Cross Green, early C19**

**The Old Parsonage, Cross Green, C18**

**Sundial, Cross Green, C19**

**High Stone Cottage, High Street, C18**

**Mally's Cottage & Thompson's Garth , Main Street, C17 &C18**

**K6 Telephone Kiosk, Village Green, 1935**

**Laurel Cottage, HighStreet, 1764**

**Mounting Block, High Street**

**Cockhill Packhorse Bridge, High Street, circa. C17**

**The Grange and attached Barn, High Street, C17**

**Grove House and Rowden House, High Street, 1676**

**The Old Mill, Rowden Lane, C19**

6.2 The Packhorse Bridge over Cockhill Beck is also an Ancient Monument and is probably seventeenth century. It is a narrow single span arch, constructed in gritstone with plain parapets, the coping stones are tied by iron staples set in lead.

6.3 Listed buildings of particular note in the village include the Church of St Thomas a Becket. The present church was built in 1902 from the materials of the old one. There are remains of the Saxon building in the fifteenth century tower and Celtic crosses are set into the porch. The church register dates from 1610. Early Christian gravestones found on the site are incorporated into the building itself. The Church is dedicated to St Thomas a Becket of Canterbury. The main building is of a coursed squared gritstone and ashlar and grey slate roof. The South porch has a chamfered arch, the side walls include medieval and seventeenth century inscriptions and tomb slabs. The windows of the Church are in perpendicular style. The gable has coping and finial detailing to the east end.

6.4 The Old Mill, now a house, is of three storeys with a fairly high proportion of window to wall. The mill was constructed over the Cockhill Beck and one of its interesting features is a tall chimney. The wheel was removed when the building was converted to steam power.

6.5 The Old Parsonage is also a three-storey building which has a form of a similar proportion to other buildings in the village

on account of its length and lower second storey height, but the windows form a strong vertical emphasis. The doorway is one of the few in the village that is emphasised with strong quoin detailing. The glazed central door in quoined ashlar surround has a projecting keystone. The building is mid-late eighteenth century with early/mid nineteenth century remodelling and extension and was restored c1980. It is of coursed, squared, gritstone and has a grey stone slate roof. The ground floor right window replaced a bay window removed with the rendering during restorations c1980.

6.6 Another three-storey house on the High Street, High Stores House also of gritstone with a grey roof, has an unusual three-storey bay, giving strong vertical emphasis and forming a point of interest between its two storeyed neighbours. The windows to the bay are multi-paned (early Victorian) sashes and those on the front are architraved. The door has been replaced by a window.

6.7 Hampsthwaite Bridge, over the River Nidd, was constructed in coursed squared gritstone and has three segmental Arches. Initially constructed in 1598 and rebuilt in 1640 with nineteenth century alterations to the parapet. The triangular cut-waters are chamfered at the top and closely set corbels support the overhanging parapet. The southern arch has been widened on the west side to allow a change in the road alignment.





High Stores House

## Important Unlisted Buildings

6.8 In addition, there are a number of unlisted 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, as recommended in PPG15, are recorded on the Concept Map. 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.

6.9 Of particular local interest are: the Village School, which was built in 1861 and is typical of its era with tall high-level windows and a steeply pitched roof. Its

gabled porch echoes that of the Church and the railings are a dominant feature of the village green. The security lighting around the School is considered by some local residents to be excessive.



The Village School.

6.10 The terraced cottages on the High Street (below) are two-storey but the fact that they are set up from the road and are quite generous, in eaves gives them considerable impact on the streetscene. There is low window to wall ratio, particularly as there are no windows above the low, solid doors (which have no fanlights) resulting in large areas of stonework between first floor windows. There are few original windows in the row, these are Victorian vertical sliding sash windows. The roof-scape is enhanced by the chimney stacks set on party walls.



6.11 In contrast to these simple terraced houses, the houses on the west side of Church Lane near the Church are articulated. Some have two-storey bays and others projecting gables giving them a very different character to the earlier terrace.



6.12 The Village Hall has an elevated position nestled within a row of two storey cottages adjacent to the main footpath and raised verges on High Street. Although only of one storey it is prominent in the row because of its Welsh slate roof, slightly projecting entrance gable and tall, narrow windows. Its Gothic style clearly demonstrates its non-domestic function.



The Village Hall

- 6.13 Beside and behind the building is a ginnel, a historic route for collecting water from Cockhill Beck (which runs parallel to this row of buildings) in the days before the village had a mains water supply.

### General form

- 6.14 Houses are generally of two or three-storeys and, with few exceptions, have wide frontages with their eaves to the street. The depth of building is less than the width. Roof pitches vary but very few buildings have high pitches. Outbuildings are of similar form to the houses and are generally single-storey, with the exception of agricultural buildings - including one near the School, which is a particular feature.

### Materials

- 6.15 The dominant building material in the village is grit stone. Stone buildings vary in colour varying from grey to pink hue - most notably Mally's Cottage and Thompson's Garth on High Street. Other houses are rendered or painted adding further variation in colour and texture to the street scene. Stone slates, Welsh slates and some modern tiles are evident, as are stone slate eaves courses on the higher pitched roofs.

### Architectural detailing

- 6.16 Most buildings in Hampsthwaite are not richly decorated, yet there is a distinctive style with detailing typical of vernacular architecture. Windows are fairly narrow, with heavy stone lintels over and simple stone sills. The ratio of window to wall is generally low, giving the buildings a robust character.



An example of verge coping and kneelers.

### Roof detailing

- 6.17 Roofs are mainly of stone slate at a low pitch. Often they have gable tabling, kneelers and little overhang at the eaves. Later nineteenth century houses have



An example of stone mullioned windows.



A variety of single and 2 storey bay windows.

higher pitched Welsh slate roofs and some have a more ornamented eaves and bargeboards.

### Windows

- 6.18 The majority of traditional buildings have vertical sliding sashes, although there are some casements, Yorkshire lights and there are a few houses with stone mullioned windows. Some properties have bay windows such as the Old Parsonage on the Village Green and Thompson's Garth. These have vertical sliding windows. Many bays in the village pass through two storeys, a feature uncommon in this area.
- 6.17 Unfortunately, the character of many houses has been marred by inappropriate refenestration. Many traditional types of window have been replaced by PVCu windows. These alterations have a detrimental impact on the character and appearance of the building, and of the village, and the Council would encourage owners intending to replace windows to use traditional timber windows of appropriate design and detail.



## 7. Character area analysis

7.1 The village has a population of approximately 1,200, living predominantly on two main streets and in the more recent housing developments which are in the main on the south eastern side of the village, off Hollins Lane, on St Thomas a Beckett Walk, also to the east and Meadow Close and Peckfield to the south west.

7.2 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 Hampsthwaite 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.

7.3 These areas are:

- 1: **The village green & its environs**
- 2: **Church Lane & its environs**
- 3: **South side of High Street**

### A1: The Village Green & its environs

7.4 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.

7.5 The triangular village green is surrounded by road on all three sides. The village green contains the village plaque, mounted on a stone plinth by members of the village in 2006, and also the tree seat,

which has been constructed around the trunk of one of the trees on the green. It has, however, become cluttered with road signs at its southerly tip, and this detracts from the attractive of this focal point.



The village interpretation plaque.



The clutter of road signs by the village pump on the green.

7.6 The houses around the green are somewhat grander than elsewhere in the village and are set back behind small gardens. Local landmark buildings include: Manor Farmhouse, the Old Parsonage (both of which are listed Grade II buildings). These

houses, which are located behind stone walls with trees and shrubs, add significant character to this area of the village and other stone properties harmonise. Minor routes onto the green from the east are enclosed by the gables of buildings, and by high stone walls, forming a pleasant contrast to the open village green. There are impressive views from the green into the surrounding agricultural landscape through gaps between buildings (especially to the north east between the Village school and Saddlers Cottage).

7.7 Like many traditional villages, the shops, public house and school are all located around the green and this makes it a major focus of pedestrian and (more recently) vehicular activity. To protect the green's edges, tarmac paths and bollards have been installed although they detract somewhat from the original character of this area (which is thought, originally, to have been paved with stone flags).



The village Post Office.



7.8 The facade of Brookroyde garage, with its large pane glass windows and overly-large signage, is out of keeping with the character of the green.

7.9 Although today agriculture is a less prominent activity, Hampsthwaite was primarily a farming community. Working farms still remain in and around the Conservation Area and this retains the rural quality of the village and provides valuable links to its rural setting. The built form of the farmhouses, stone agricultural buildings, access routes and field patterns contribute to the unique character of the village.

7.10 The village is surrounded by a green envelope of open fields, which are important in ensuring that the settlement nestles unobtrusively into the landscape. The capacity of this settlement to absorb new development is limited if the pastoral landscape is to be retained. For example, should the land around Garthside Cottage or the field opposite be developed, vital elements of Hampsthwaite's character would be lost.



Open fields surrounding the village.

7.11 A track at the side of the Village School leads to the Bridge over Cockhill Beck (below), past the mounting block situated beside the School and on to the Memorial Hall. This is a very important strategic pedestrian route through the village both because it is a safe route to school for children and because of its historic use as a packhorse route.



A view to the bridge over Cockhill Beck.

## 2: Church Lane & its environs

7.12 This is the oldest part of the village and contains St Thomas a Becket's Church and the open space and fields around the church, which includes the wooded medi-eval routeway. Hampsthwaite Bridge offers an imposing entrance to the village from the north offering spectacular views across the River Nidd and up the side of this scenic valley. The bridge itself is of stone and has three segmental arches. The road's continuity of enclosure is maintained by stone boundary walls. The low wall is continuous up to the Lych Gate which, looking northwards, forms a visual stop to Church Lane, against the backdrop

of mature trees. Part of the terrace of Stonehouses on the eastern side of Church Lane (and opposite the Church) once formed The LAMB Inn. It was described, in a guide of 1894, as: "once a well known hostelry.". Hampsthwaite has been cited as an example of how such inns often merge into the domestic environment.



The lych gate (entrance to the Churchyard).

7.13 There is a new housing expansion in St Thomas a Becket Walk of mainly detached houses on the site of a former cattle slaughterhouse. Whilst the houses have been constructed in stone, along the river valley, once they have aged and weathered should eventually merge into the landscape. However, they would, in the meantime, benefit from further screening with additional tree planting. Construction of this development has necessitated the redirecting of a footpath that heads eastwards into the surrounding countryside.



St Thomas a Becket's Walk.

7.14 On the west side of Church Lane, substantial detached houses are generally set well back in large gardens behind tall stone walls. Foliage from trees and hedges softens this approach and contributes to the character of this area and contrasts attractively with the former farm buildings and cottages, which abutt the east side of the road.

7.15 There are important views towards the playing fields and then beyond into the gently undulating rural landscape to the east as well as to the west.



View across playing fields.

### 3: The southern side of High Street

7.16 At the southern end of the village steep, sloping grass verges are a special feature which contributes to the character of the village, particularly along Rowden Lane coming down the hill. The hedge-lined road past the farmhouses adds to the area's rural character at the southern edge of the village. The topography of the village affords long views downhill towards the opposite valley side. Properties on both sides of High Street at the top end are set back from the street, their front gardens softening the built form. As well as creating an attractive streetscene they bring colour and texture with the changing seasons.



Grove House, Rowden Lanet

7.17 Examples of notable buildings in this sub area include Grove House and Rowden House, both semi-detached two storey houses with coursed, squared gritstone and purple slate roofs. Their ground floor recessed, chamfered mullion windows sit beneath flat-faced mullion windows at first floor level. Railings on low walls enclose

gardens containing trees. Similarly, Graystone House is set back behind walled gardens with foliage, which makes a contribution to streetscape.

7.18 The entrance into High Street around Peckfield Close, is a very attractive entrance to the village characterised by stonewalls, grass verges and cherry trees on the east side of street along the grass verges.

7.19 A distinctive row of cottages adjacent to the Village hall do not have front gardens, and are set back from the High Street behind a raised grass verge. As there is no foliage in front of the buildings to conceal any changes, these buildings are vulnerable if features such as original doors or windows are altered, as they make an immediate impact on the street scene.

7.20 A ginnel at the side of Village Hall was used to access and collect water from the beck - until mains water arrived. Historically, there was a bridge here (which could be reinstated).



Ginnel alongside the Village Hall.

7.21 Low stone boundary walls to front gardens feature strongly in Hampsthwaite creating a sense of enclosure. The same type of walling is used on either side of Cockhill Beck for much of its route through the village. In fact the water course is not obvious until one walks behind the Memorial Hall and across the old Packhorse Bridge.

7.22 There is some infill housing of stone and brick opposite the Village Hall. These houses are not constructed in the vernacular style and, despite low stone walls intended to integrate them into the general street scene, the difference in style makes them prominent.



An example of low stone boundary walls.



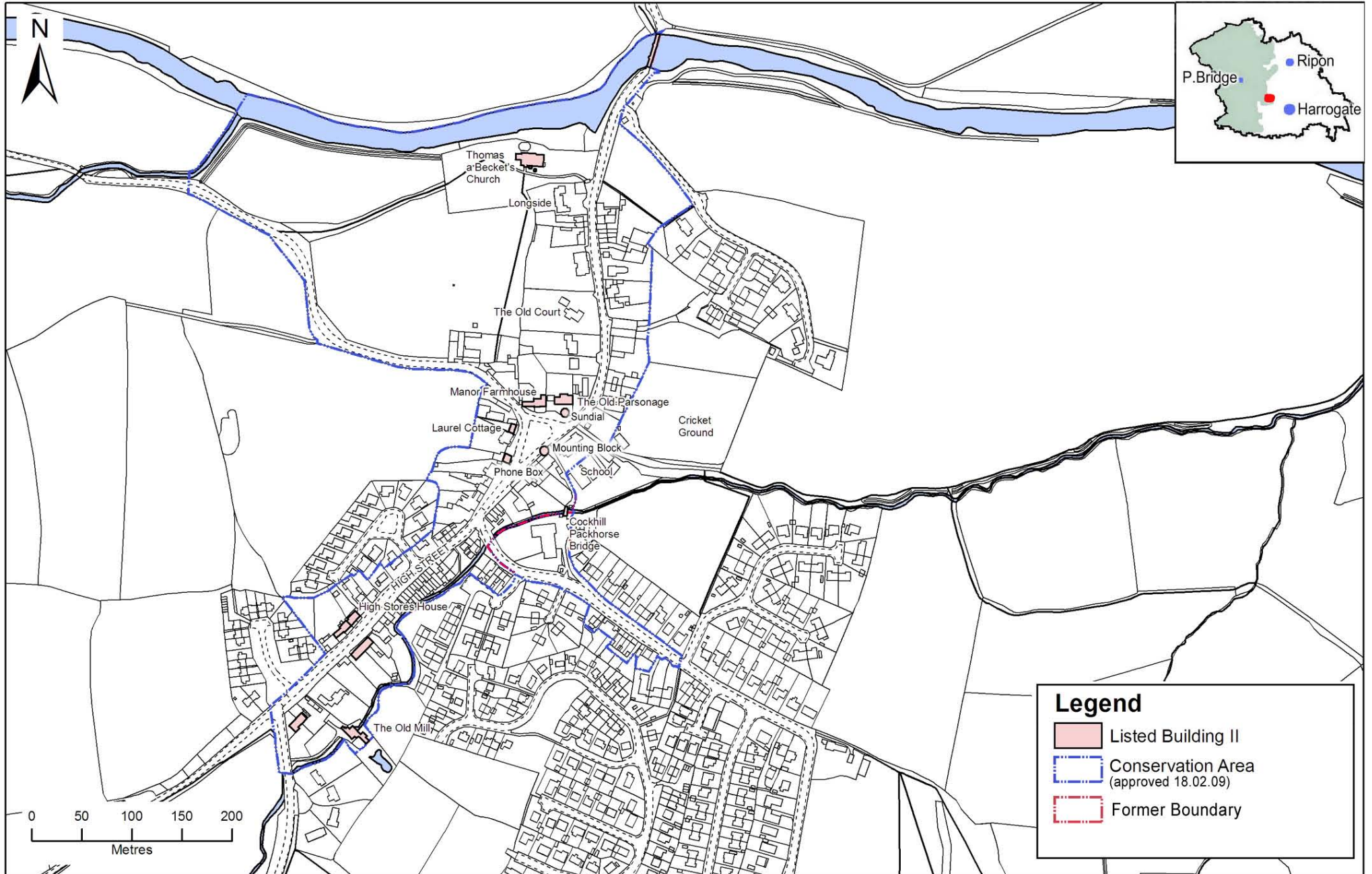
# Map 1: Historical development of Hampsthwaite



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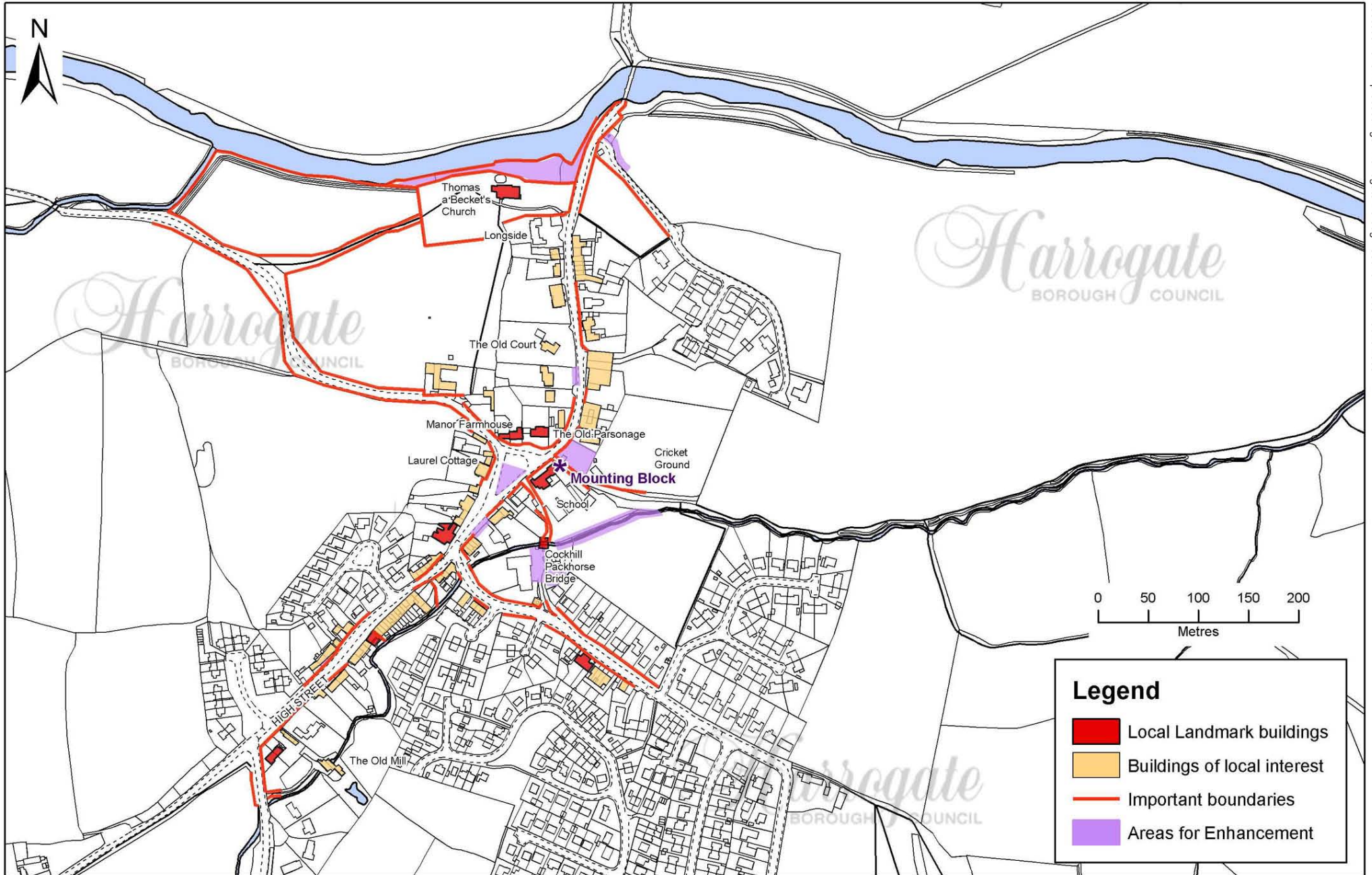


## Map 2: Hampsthwaite Conservation Area boundary



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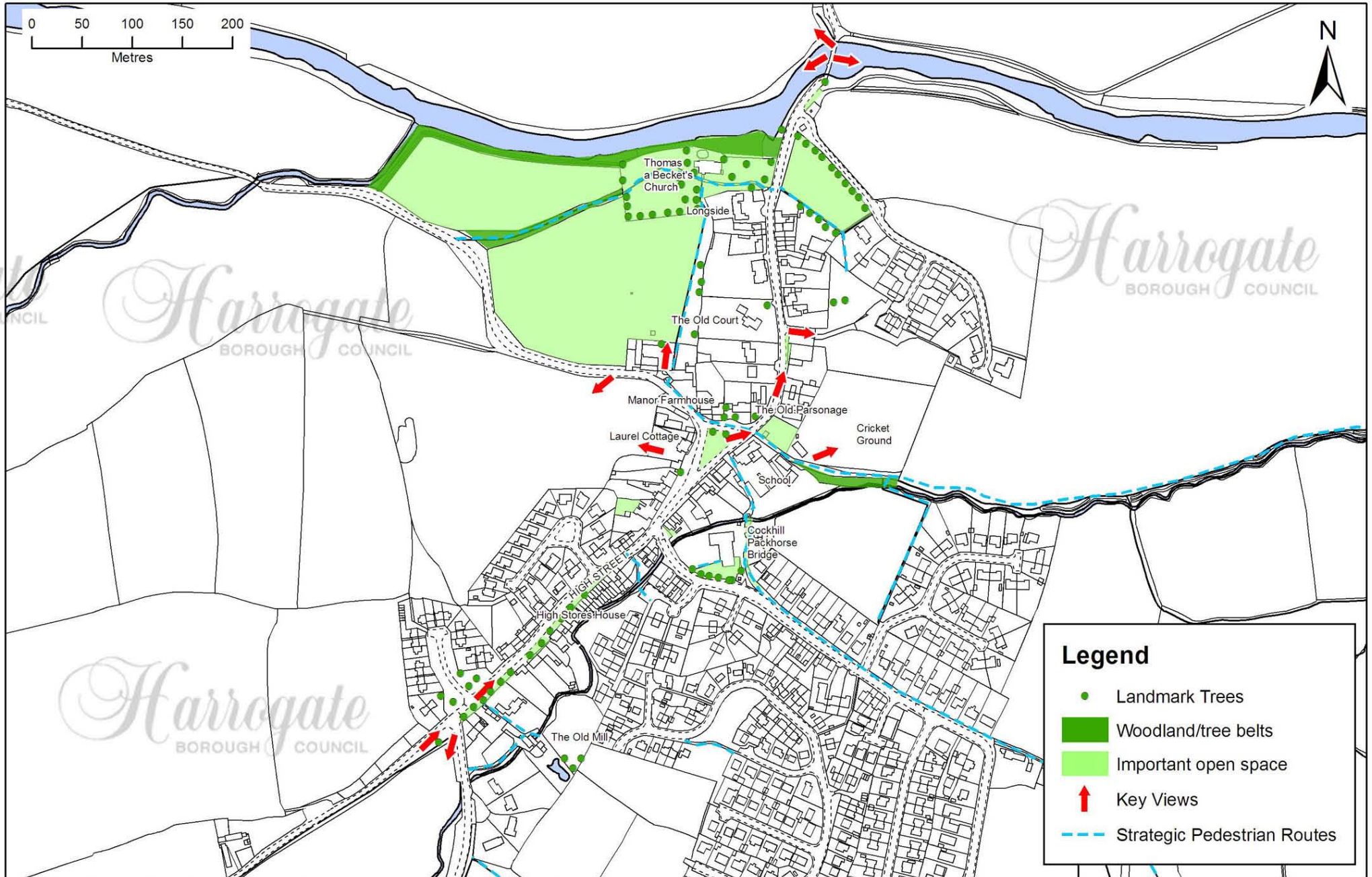
### Map 3: Analysis & concepts



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Map 4: Landscape character 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 the Hampsthwaite Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

Although Hampsthwaite 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) to consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best 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 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 or 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 Hampsthwaite 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.

## 3. Maintaining Quality

To maintain the recognisable quality of the Hampsthwaite 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 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.

There was a consensus amongst the residents that attended the workshop that the Conservation Area should be upheld to preserve its character from further insensitive development at its fringes, which might damage both views in and out of the village.

A proposed extension to the Conservation Area boundary, as suggested by residents at the workshop, extends the boundary along Hollins Lane as far as the pump on the south side of the road. This extension would include

the approach to Cockhill Bridge: boundary walls and pinfold, the Methodist Church and cottages. The Council agrees that the Methodist Church and its surrounding cottages are of sufficient architectural interest to warrant inclusion and the route to the Cockhill Bridge past the bus shelter and adjacent pinfold are of sufficient local and historical merit. The Memorial Hall is a landmark, not so much because of its historical or architectural interest but because it is a major community facility constructed in a sympathetic style and with stone work that is not overly obtrusive. For these reasons, inclusion of this part of Hollins Lane was supported. As a consequence the Conservation Area boundary has been amended to reflect these changes.



Hollins Lane

## 5. The management of change

The special character and appearance of Hampsthwaite 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.

## 6. Opportunities for enhancement

Hampsthwaite 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:

- Reinstating windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas

- Greater effort should be made to place overhead cables underground on the High Street, particularly around the Village Room.
- Reduce excessive items of street furniture and lighting and where necessary replace with ones of more appropriate design.
- Remove obtrusive signage around the Village Green.
- 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).
- Tree planting around Thomas A Becket Close to soften the modern residential development.
- Grass verges to be maintained regularly, retained without kerbing where ever possible.
- Improve footpaths at the west end of the village.
- Clear vegetation around Hampsthwaite Bridge and Cockhill Beck to avoid the risk of flooding.
- Improve the surfaces and the general approach to Cockhill Bridge by screening off the rear area around the Memorial Hall by planting.
- Area in front of Post office needs resurfacing in traditional materials.
- Saddlers Cottage near the village green needs urgent renovation and repairs.
- A riverside walk would be desirable, with a direct route to Birstwith being specifically mentioned.
- Improved landscaping at Brookfield Green.
- Improved bridge between sports fields and cricket field.



## Existing buildings

The survey of the existing buildings within Hampsthwaite 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 Hampsthwaite could include some or all of the following:

### Design Guidance

Additional design guidance, which is more specific to Hampsthwaite, could be considered for future alterations to direct change towards 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.

### Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way that conflicts with the distinctive character of Hampsthwaite. The introduction of standardised twentieth century door patterns 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.

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.



Roof height variation add interest to the Conservation Area.

## 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. For example the construction of new openings and the consequent breaking up of the continuous stone walls flanking the main streets would be detrimental to the character and appearance of 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 cables are intrusive throughout the Conservation Area and their undergrounding 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 street surfaces in Hampsthwaite 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. In parts of the village concrete kerbings have been used. It is considered that these should be replaced with more traditional stone kerbings or battered granite setts in the interests of the visual amenity of the Conservation Area.

## Important trees

The existing mature trees throughout the Conservation Area, add to its charm and character. The loss, for example, of trees on the Village Green 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.

## Street furniture

The design and appearance of street furniture in the village adds to street clutter and needs improvement in order to visually enhance the character and appearance of the 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 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 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 solutions, whether contemporary or traditional in style.

## Employment & commercial activity

Commercial activity can provide a focus for the community and contribute to the character of the village. The village is fortunate to have some services including a pub, village hall, school, and hairdressers. It is important to retain an element of employment use in the village in order to retain its character as a working village rather than a dormitory village. Maintaining the village hall, for example, provides a focus for community activity.

Efforts should be made to encourage and support businesses 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 back-cloth is important and needs careful management as a setting for the special elements.

## 7. Landscape project areas

### Landscape issues

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

### Village edges

The landscape's ability to accommodate change without harm to its character is limited, especially where development would be visible from the wider landscape or result in the loss of woodland and trees or in the increase in conifer plantation. Preservation of traditional field boundaries should be encouraged, as should the restoration and management of hedges and walls. 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 such as oak, ash and field maple.

New structure planting at the edge of the village will help to integrate existing development and provide improved setting in these areas where buildings are out of character. Care should be taken not to isolate the village from its surroundings taking account of characteristic patterns of tree and woodland cover.

### River corridor

The river channel and banks require appropriate maintenance to protect their character but engineered structures should be avoided unless necessary and they must respect the rural characteristics of the river corridor. Considered management will also encourage leisure and recreational opportunities without compromising the wildlife diversity along the riverbanks.

### Footpaths

Examine ways of improving the footpath network around the village and improving linkages across the landscape, with particular reference to creating a riverfront trail. The condition of the existing footpath network in the area should be investigated and maintained.



Stile and entrance to footpath

### Wildlife & nature conservation

The area has no designated sites for nature conservation. Possibilities exist for the creation of wildlife corridors particularly along existing hedgerows to improve diversity and enhance landscape pattern around the village. Explore opportunities to diversify grassland in the area and enhance the patchwork pattern on the valley sides.



## Checklist

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

- Development should not impinge on the form and character of Hampsthwaite.
- 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.
- Development should not impact upon tree cover.
- In general new buildings should follow the established building line, with frontage properties set back from the road edge by front gardens enclosed by walls.
- New development should not adversely impact on the historic skyline.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment.
- Maintain the softness of roadside verges by avoiding 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, street furniture and road markings.
- Repair and retention of boundary walling and hedges.

# 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 Hampsthwaite Conservation Area, a public consultation event was held on the 3<sup>rd</sup> November 2007 at the Village Room on High Street. 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.

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 résumé 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 Hampsthwaite special to them. On returning to the Village Room, 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.
- Future development should not be detrimental to the character of the Conservation Area

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) although it has not been possible to be comprehensive.

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 30 June to 15 August 2008. Further amendments to the text and to the boundary were made following this consultation, and the Conservation Area Appraisal adopted by the Council and published on its website.

# Appendix C

## Further reading

English Nature: <http://www.english-nature.org.uk/>

Hampsthwaite Village Plan: [www.hampsthwaite.org.uk](http://www.hampsthwaite.org.uk)

Nidderdale and the Garden of Nidderdale by Harry Speight (Chapter XXIX) published by Elliot Stock (available in Harrogate Library).





