

KNARESBOROUGH

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. It is, therefore, a useful source of information for property owners, agents, applicants and members of the public who live or work in Knaresborough.
- 1.3 The main functions of the Conservation Area Appraisal are 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 them. The Appraisal will help us to understand the impact that development proposals would have on the Conservation Area and whether they 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 Knaresborough Conservation Area was originally designated on 13 March 1969, and was reviewed on 3 July 1978, 20 January 1994 and 3 August 1995. Following consultation of this Appraisal another boundary amendment was approved on 10 December 2008. This Appraisal aims to describe Knaresborough as it is today and identifies 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 Knaresborough special or distinctive, it is suggested that any future change, whether to individual buildings, building groups or the town as a whole, will be based on this understanding of the past and present character of the town. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

Delineation of Character Areas

Whilst any distinction between character areas cannot be hard and fast, there are differences in character between different parts of the Conservation Area and these form a suitable basis for individual description and analysis. Seven areas have been identified and are shown on the Conservation Area Map.

They are:

- A: Conyngham Hall/ High Bond End
- B: North-West of the railway line
- C: The Town Centre and York Place
- D: The Castle Precinct
- E: Waterside and the Long Walk
- F: Briggate and Castle Ings
- G: Abbey Road

and these will be described in greater detail after a preliminary 'overview' of the Conservation Area.

Objectives

The principal objectives of the Appraisal are:

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

2 Planning policy framework

- 2.1 Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities 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). This advises local authorities to define the elements that make up 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 accordance with these appraisals will be an important factor in deciding whether a proposal has an adverse effect on the character and appearance of a conservation area,

and therefore, whether it is contrary to saved Local Plan Policy HD3, which is the key policy for the control of development in conservation areas. The scope of Policy HD3 also covers development proposals outside 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 the contribution it has made to this Appraisal.



Knarborough, viewed from open farmland to the East

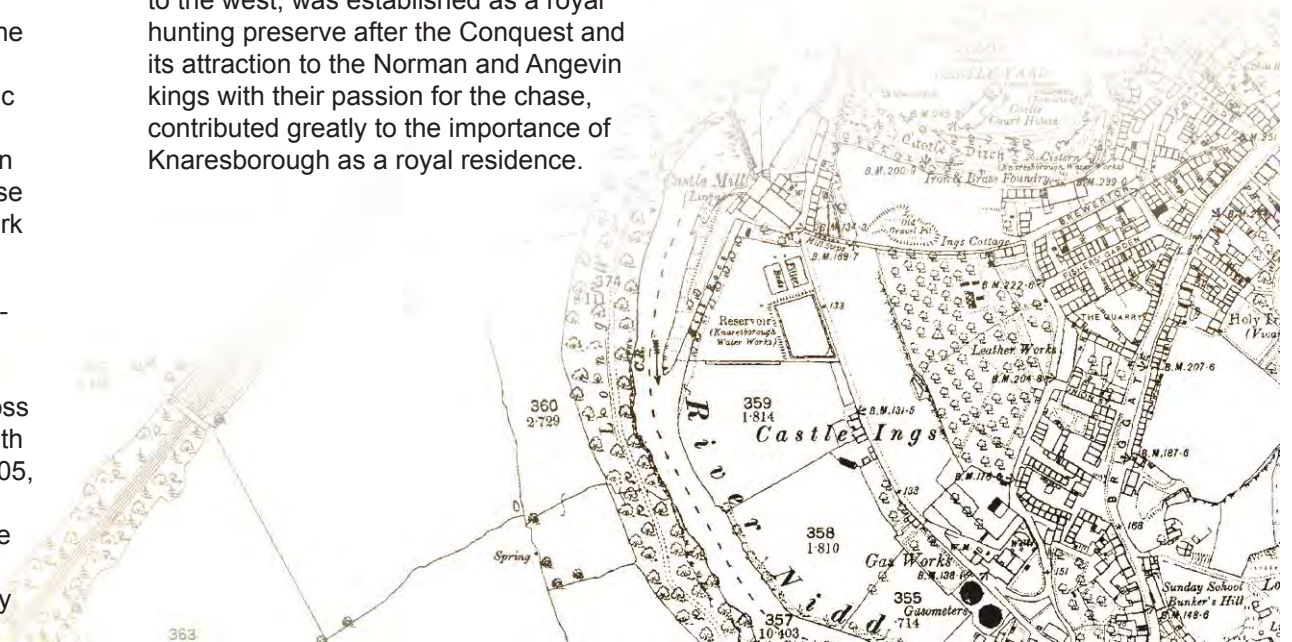
3 Historic development & archaeology

- 3.1 Knaresborough owes its origin to its natural defensive position on an elevated rock overlooking the River Nidd. This is reflected in its name, the first part of which appears to be derived either from Cenheard (a proper name) or from knar - "a rugged rock". The second part - burh - means "a fortified settlement". [Concise Oxford Dictionary of English Place Names]
- 3.2 On archaeological evidence, Knaresborough was probably first inhabited in prehistoric times. In about 500 BC it came under the control of the Brigantes. In 74 AD they were defeated by the Romans who established themselves in Eboracum (York) and Isurium Brigantum (Aldbrough). Excavations have indicated Roman influence in Knaresborough but it never became a fully-fledged Roman settlement. Following the departure of the legions in 410, the east of England was exposed to the depredations of Germanic pirates who began to settle permanently in the area in about 500, to be followed in their turn by Scandinavian settlers. These different ethnic groups have left their mark in the street names of Knaresborough.
- 3.3 Christianity probably came to Knaresborough some time in the seventh century, as evidenced by the name Kirkgate, the Anglo-Scandinavian Knaresborough Cross (removed to East Marton in the eighteenth century) and the holding of a Synod in 705, described by Bede as being held "near the River Nidd". The first church must be assumed to date from around this time, although the earliest known documentary

evidence of the Parish Church dates from 1114 and the earliest extant fabric is Norman.

- 3.4 The castle is first mentioned in 1129, although it is probable that building work followed the suppression of the Northumbrian rebellion of 1069. After the rebellion, many of the surrounding English magnates lost their lands which passed into the hands of the Crown. The castle, therefore, as well as being an important military stronghold also became the administrative centre of the Honour (as the royal estates were known). The Honour comprised the Manor (the town itself, together with Scriven and Ferrensby), the Liberty (an area lying to the north-east) and the Forest. The latter, which lay predominantly to the west, was established as a royal hunting preserve after the Conquest and its attraction to the Norman and Angevin kings with their passion for the chase, contributed greatly to the importance of Knaresborough as a royal residence.

- 3.5 After the Conquest, the Honour of Knaresborough was granted to Serlo de Burgh and passed through the hands of a series of territorial magnates until recovered for the Crown by King John in 1173. He transformed the castle into one of the most important military and administrative centres in the north. In spite (or perhaps because) of falling out with Pope Innocent III, the king demonstrated considerable piety. His distribution of clothing to the poor during Holy Week 1210 is the origin of the Royal Maundy. His appointee as Vicar of Knaresborough, Alexander de Dorset, was responsible for greatly enlarging the parish church in Early English style and, shortly before his death in 1216, the king made a pilgrimage to St Robert in his cave near Grimbald Crag and



granted him a carucate of land. In 1257 King John's youngest son and successor as Lord of Knaresborough, Richard Plantagenet, gave this land to the Trinitarian Order for the Redemption of Captives in the Holy Land who founded Knaresborough Priory. This was of considerable importance as the only branch of the Trinitarian Order in Yorkshire and the friars assiduously maintained the cult of St Robert until they were suppressed by Henry VIII in 1538. The priory survives today only in the names of Abbey Road and of various houses and farms, although a thorough archaeological investigation of the area may reveal the presence of stone from the former priory in many of the buildings of the area.

3.6 About 1408 the Chapel of Our Lady of the Crag was built on Abbey Road. Carved out of the rock, it is believed to be the third oldest wayside shrine in Britain. Close by is the House in the Rock (also known as Fort Montague), excavated in 1770-71 by a local weaver, Thomas Hill, and which rapidly became a tourist attraction.

3.7 In 1372 the Honour of Knaresborough was granted to John of Gaunt, Duke of Lancaster, in exchange for the Honour of Richmond. In 1399 Gaunt's son became king as Henry IV and the Honour thus reverted to the Crown: ever since the castle has belonged to the Duchy of Lancaster. It was 'sleighted' (demolished) after the parliamentary victory in the Civil War and was used by the inhabitants of Knaresborough as a source of second hand building stone. Today, only part of the keep, the main entrance, a sallyport and fragments of the barbican and curtain wall remain.

3.8 The Market Place seems to owe its existence both to its obvious *raison d'être* as a place of trade and to the military necessity of having an open space beyond the castle ditch in order to deny cover to attackers. It originally covered a much larger area than the present market place. In 1310 Edward II granted a charter providing "That Knaresborough be a Free Burgh and that the men inhabiting the same be Free Burgesses. They shall have one Market and one Fair" Eighty-six burgages were created, mainly along the north-west side of the Market Place and along the High Street, Finkle Street, Gracious Street, Briggate and Windsor Lane. These streets constituted the nucleus of the medieval town, inhabited by free burgesses: the cottages of the servile bondmen lay outside, in the Bond End.

3.9 As a trading centre, Knaresborough enjoyed an advantageous position, not only as the administrative centre of a great lordship but also by virtue of its situation between the uplands, rich in cattle, sheep and lead, and the corn-growing lowlands. There was a manorial corn mill on the river bank south-west of the castle and another downstream, belonging to St Robert's Priory (Abbey Mill). Apart from trading and corn milling, the main economic activity in Knaresborough was the woollen industry, first mentioned in the thirteenth century. A fulling mill stood on the north bank of the river above the High Bridge and the frames on which the cloth was stretched to dry after fulling or dyeing have given their names to Tentergate. Edward III invited Flemish weavers to settle in England in the later fourteenth century in order to stimulate the woollen industry, some of whom settled in Knaresborough.



The river and boat landing, below The Castle.

The industry seems to have expanded up to the middle of the sixteenth century, after which it was checked by an economic depression. In addition, Knaresborough had the usual trades found in a market town and the poll-tax returns mention butchers, drapers, cobblers, brewers, tanners, blacksmiths and lorimers (bit and spur makers).

3.10 The antiquary John Leland visited Knaresborough in 1538 and was greatly impressed by the castle. He admitted that the market was "quick" (lively) but thought the town as a whole "meanly builded" and indeed very few buildings go back to the Tudor period. Among the few are Manor Cottage at the foot of Water Bag Bank (from where water was carried up to the town in leather bags), the Old Manor House on Waterside and St John's House on the corner of Church Lane and Bond End. Important Tudor buildings which no longer survive were Byrnan Hall in York Place (rebuilt in 1780 and now the Conservative Club) and Coghill Hall which was first rebuilt in the mid-eighteenth century, probably by John Carr, restored and extended by Ellen, Countess of

Conyngham, in 1796 (hence its name of Conyngham Hall) and further enlarged by Basil T Woodd in the mid-nineteenth century. Knaresborough House was built in the late eighteenth century for the Rev. Thomas Collins MA, the town's longest serving vicar who was the incumbent for 53 years from 1735 until his death in 1788. His descendants lived there until 1951 when it was taken over by the Knaresborough Urban District Council.

3.11 The turbulent events which characterised religious and political life during the sixteenth and seventeenth centuries were felt in Knaresborough as elsewhere, but there was nevertheless a steady growth of population. An important source of income for Knaresborough from this time was the discovery in 1571 by William Slingsby of a chalybeate spring on what is now the Harrogate Stray. This was the first of many springs to be discovered and exploited in the area, both chalybeate (High Harrogate) and sulphurous (Low Harrogate). Although Knaresborough itself had only the Dropping Well which had no medicinal value (though it was already an established tourist attraction), the town provided a base for visitors to the Harrogate (and later Starbeck) springs, until suitable accommodation became available closer to hand. About 1739 Sir Henry Slingsby improved the Dropping Well Estate by planting trees and improving paths to create the Long Walk along the bank of the Nidd from High Bridge to the Dropping Well itself.

3.12 Textile manufacture remained the most important economic activity in the town, though in the seventeenth century linen

surpassed woollen cloth as the principal product. Whereas in the sixteenth century little weaving took place in Knaresborough itself, a century later 31 weavers with 48 looms were recorded in Knaresborough and Scriven, of whom the majority were linen weavers. The depression in the woollen industry in the later seventeenth century, which led to its concentration in the West Riding, caused the shift from woollens to linens. In 1787 it was estimated that 1,000 linen pieces (of 20 to 28 yards in length) were being manufactured weekly and, with the development of the mechanical spinning frame and the flying shuttle, the stage was set for the great expansion of the industry which inevitably followed. By the beginning of the nineteenth century, linen was the mainstay of Knaresborough's economy. (Cotton was introduced at about this time but never came to rival linen).

3.13 There were, however, a number of constraints on the further development of the industry. Dependence on water power was beginning to lead to a migration of



Conyngham Hall gardens.

firms upstream from Knaresborough as only a limited number of mills could be built along the Nidd Gorge in or near the town. Further growth required coal and here the problem was one of transport, the nearest mines of significance being some 18 miles away in the Garforth-Kippax area. Several proposals were put forward during the first quarter of the nineteenth century for canal or rail links with a navigable waterway but engineering difficulties and the consequent expense of overcoming them rendered these proposals abortive.

3.14 It was not until 1848 that the railway reached Knaresborough in the form of the East and West Yorkshire Junction Railway from York. The first viaduct across the Nidd collapsed shortly before completion and the present viaduct, and the link to the Leeds and Thirsk Railway at Starbeck, were not completed until 1851. In 1854 all the lines in the area combined with many others to form the North Eastern Railway.

3.15 The railway, however, came too late to save the linen industry. Since the time of the industrial revolution, cotton had enjoyed an advantage over linen in raw material costs, but now improvement in the quality of cottons was eroding the advantage previously enjoyed by linens in this respect. Though some firms adapted to twine and rope manufacture, many others went bankrupt. By the end of the nineteenth century, Knaresborough had reverted to being essentially a market town, providing trading and professional services and small-scale industries to serve the surrounding rural area.

3.16 With the coming of the railway, and later in the twentieth century the motor car and char-a-banc, Knaresborough's picturesque setting, its boating facilities and specific attractions such as the Dropping Well and Mother Shipton's Cave gave rise to an important tourist trade. But the economic benefits were largely limited to the owners of the attractions and the purveyors of refreshments. From the middle of the nineteenth century Knaresborough's importance was eclipsed by the growth of Harrogate and today the historic market town continues to languish in the economic shadow of its larger neighbour.

3.17 The growth of Harrogate in post-war years, however, indirectly protected the historic fabric of Knaresborough from the comprehensive redevelopment that ruined so many small market towns. The design-

ation of the Conservation Area in 1969 and the establishment of various partnership grant schemes brought modest public funding to assist in the repair of buildings and helped to stem the decay of the physical fabric of the town.



The Working Men's Club on Kirkgate.

4 Location, setting and layout

Location

4.1 Knaresborough, a market town of some 14,000 inhabitants, lies on the western edge of the Vale of York, 4 miles north east of Harrogate and 18 miles west of York. Its centre lies on a hill overlooking a gorge formed by the River Nidd as it cuts through an exposed formation of Magnesian limestone. However, the Magnesian limestone formation is only a narrow band between the boulder clay of the Vale of York and the carboniferous gritstone of the Pennine fringe. Consequently, limestone, sandstone, gritstone and brick are walling materials commonly used in the Conservation Area. Knaresborough thus marks the transition between the generally flat vale of York and the higher and more undulating country of the Pennine fringe.

Setting

4.2 The countryside surrounding the town as a whole has been described in the Landscape Character Assessment. Apart from the Nidd Gorge, much of which lies within the Conservation Area, the country surrounding Knaresborough has been divided into six areas, the descriptions of which are summarised from the LCA:

4.3 The **Harrogate - Knaresborough Corridor** to the south-west has an undulating topography. Woodland cover is sparse, consisting of a few small woodland blocks and clumps, generally associated with scattered farmsteads and individual houses. There are, nevertheless, large numbers of individual trees and hedgerows.

4.4 **North Knaresborough Improved Grassland** to the north-west consists mainly of grassland fields, managed for livestock and enclosed by a mixture of hedges and fences. There are a lot of trees along field boundaries and around settlements. Hedges are well tended. The area includes Scriven Park, part of Scriven Conservation Area.

4.5 **Knaresborough Reclaimed Gravel Pits** to the north-east is characterised by a mixture of flooded former gravel pits, now used for recreation and often surrounded by woodland cover, and small fields used as grassland and for root crops, together with small industrial sites. Much of the area is neglected with old signs, dilapidated fencing and overgrown hedges. The former gravel pits at Hay-a-Park are of national importance and, as such, are designated as a Site of Special Scientific Interest (SSSI) by English Nature. This area supports important populations of wintering wildfowl.

4.6 **Goldsborough and Ribston Park** to the east has a gently undulating landform with large cereal fields, neglected and fragmented hedgerows and sparse tree cover. Views are restricted, resulting in a partially enclosed landscape.

4.7 The **Nidd Valley at Goldsborough** is characterised by meanders of the river across the flat valley floor enclosed by broad sloping sides which are sparsely wooded, though the land immediately adjacent to the river is well wooded. Land is used both as grassland and

arable. Amalgamations of fields has led to the loss of hedgerows, other than on roadsides. St James Business Park is a major feature of the area.

4.8 **Plompton and South Knaresborough Arable Land** is an undulating area with blocks of woodland in an otherwise open landscape. The amalgamation of fields has led to a loss of boundary trees and hedgerows. Birkham Wood, which largely equates with the Conservation Area, is an SSSI.

4.9 To the north-east, east and south-east within the built-up area of Knaresborough, the historic area of the town (which, apart from Abbey Road, equates with the Conservation Area) is bounded by inter-war and post-war development. Unlike most village conservation areas, therefore, there is no direct relationship on these sides between the Conservation Area and the open countryside.

4.10 The position is different to the west and south-west, where Conyngham Hall and the Nidd Gorge respectively provide a natural transition to the tongue of open country (with Green Belt status) which separates Harrogate from Knaresborough and is described above. The River Nidd itself and the Long Walk on the far side thus form an important rural contrast to the tightly built-up area of the town itself. There is considerable intervisibility between parts of the Conservation Area and the countryside to the south-west, thus providing a number of exciting views in both directions.



Knareborough Castle

- 4.11 As might be expected, the Castle occupies a commanding position at the highest point of the town, from where there is a precipitous descent to the river below. It is some 80m, twice the altitude of the river, above sea level. Between High Bridge and Castle Mill, the river is bounded on its north-eastern side by cliffs (or crags) and these recur further down stream in the Abbey Road area. On the far side of the Gorge, the land rises up to the open country beyond, but generally less steeply than on the town side. To the north-east, the Market Place and the centre of the High Street are at a similar height to the Castle, but the land slopes away beyond the line of the town ditch (roughly the boundary of the Conservation Area) towards Stockwell Road and an area of largely inter-war development. To the north-west the land slopes down towards Bond End and to the south-east down from Briggate and York Place.

Layout

- 4.12 Because of its defensive position and its significance as a river crossing, Knareborough developed as a focus of routes - from the area which was later to become Harrogate, and from Boroughbridge, York and Wetherby. Three crossings of the Nidd - High Bridge, Low Bridge and Grimbald Bridge - developed at points where the slope of the river banks were sufficiently gentle to allow it. The present layout of main roads goes back at least to the early Middle Ages.
- 4.13 The railway is an important feature of the Nidd Gorge, which it crosses on a lofty viaduct, before passing unobtrusively in a tunnel under the High Street. Between the two is the unpretentious but attractive station.
- 4.14 Apart from Abbey Road and Conyngham Hall, the historic area of the town (which forms the basis of the Conservation Area) is largely contained by Bond End, High Street, Gracious Street/Briggate and the River Nidd, though it also comprises land to the north-east of the High Street and the York Place/Illes Lane/Windsor Lane area.
- 4.15 The Market Place, even more so than the Castle, is the major focus of the town. It is still used for a Wednesday market, which draws many visitors to Knareborough and makes parking very difficult on that day. The Market Place forms an irregular 'L' shape and is surrounded by a mixture of two and three storey buildings of various shapes, sizes, architectural character and materials. Around the Millennium it was made much more attractive by reducing



Knareborough Market Place

- and rationalising the amount of car parking and repaving the enlarged area devoted to pedestrians in natural materials - principally stone flags and setts.
- 4.16 There is a strong visual contrast between the Market Place and the more linear High Street, the central section of which is the other main retail and commercial area of the town. Unlike the Market Place, the character of short sections of the High Street has been eroded by rather bland, post-war redevelopments which tend to be out of scale and character with the traditional buildings which make up the remainder. The other main retail/commercial street is Castlegate.
- 4.17 Other important historic streets are Kirkgate, which forms the link between the Market Place and St John's Church; Gracious Street/Briggate, leading down to Low Bridge; York Place, leading east towards York; Bond End, leading down to High Bridge and Harrogate; Waterside/Abbey Road which form a continuous riverside route; and Cheapside which links the Castle and Castlegate to

Gracious Street/Briggate. Jockey Lane, Finkle Street, Hilton Lane and Station Road provide links between the High Street and Kirkgate to the north-west of the Market Place.

- 4.18 There are a number of steep links between Waterside and the town centre - Water Bag Bank, Gallons Steps, Castle Steps and Mill



The top of Water Bag Bank

Steps - and a number of ginnels and yards which provide useful links both within the Conservation Area and with the inter-war area to the north-east. Most lead off the High Street, but there are also unnamed passageways between the Market Place and Fisher Street/Jockey Lane.

- 4.19 The main public open spaces in the Conservation Area are the Castle precinct and Yard, the grounds of Knaresborough House and St John's Churchyard, and the grounds of Conyngham Hall, with a smaller open space surrounding Holy Trinity Church. Other focal points in the Conservation Area are the two closely spaced road junctions at Bond End and the traffic light junction of High Street/York Place with Gracious Street/park Row. It is unfortunate that this junction was opened up as a part of a highway 'improvement'



Sloping lawns behind Conyngham Hall with St John's Church.

in the early post-war period and important buildings demolished for what now appears to be no very obvious reason.

5. General landscape analysis

- 5.1 The natural landscape and open spaces form an important element in the character of the western part of the Conservation Area and along the River Nidd. In the more built-up area in and around the town centre, there are fewer open spaces of any significance. This will be discussed more fully in the analysis of individual character areas, as will other landscape components, including prominent woodlands, landmark trees and significant open spaces.



View from the Castle Crag.

Views into, from & within the Conservation Area

- 5.2 Largely due to changes in topography, there are a large number of views which contribute to the character of the Conservation Area and which should be safeguarded. The more iconic are listed here and are shown on the Landscape Analysis Map. These are:
- Approaching Knaresborough along Harrogate Road, looking towards Waterside, Water Bag Bank, the Castle and St John's Church.
 - Approaching Knaresborough along York Road, where the spire of Holy Trinity Church stands out.
 - Approaching Knaresborough from Thistle Hill, where the Castle, Holy Trinity Church and the House in the Rock are all visible.

- From the Castle grounds, the view of the viaduct.
- From the Castle Crag and Surprise View, a wide panorama to the west (from Castle Mill in the south to the rear of properties on the south side of Kirkgate in the north).

- 5.3 Other views of lesser significance are discussed in the analysis of individual character areas and are shown on each character area map.

Strategic pedestrian routes

- 5.4 Strategic pedestrian routes are essentially of two kinds:
- Public and informal footpaths on the periphery of the Conservation Area giving access to and from the surrounding countryside.



Berry's Passage leading away from the high street.

- Ginnels, alleyways and steps providing links to and within the town centre and linking the town centre and Waterside.

- 5.5 There are many such routes which are itemised in the analysis of individual character areas.

6. The general form & character of buildings

6.1 The form and character of buildings are discussed more fully in the analysis of individual character areas.

6.2 The oldest surviving building in the Conservation Area, other than St John's Church - parts of which go back to the twelfth century - is St John's House (2/4 Church Lane), dating from the sixteenth century. Other buildings date from the seventeenth century up to the twentieth century. As may readily be conceived from this variety of their dates and materials (based on the varied geology in and around Knaresborough), buildings in the Conservation Area exhibit an extreme heterogeneity and this is very much part of the town's character.



Buildings in Cheapside showing a variety of style, massing, material and fenestration.

6.2 In the town centre and on the oldest streets close to it, buildings generally form terraces of two or three stories and front directly onto the footway, in most cases (though there are exceptions) presenting their eaves to the street. Eaves detailing

tends overall to be fairly plain, though some of the grander buildings have parapets or cornices. Gable ends, where visible above the roofs of neighbouring buildings, tend to have plain verges, though a few have stone tabling. Where buildings have parapets, the roofs are often invisible from the street. Detached buildings (or those which stand noticeably above their neighbours) may have hipped roofs.

6.3 Walls may be of Magnesian limestone, sandstone or gritstone, brick or render. Roofs are of Westmorland slates, stone slates, Welsh slates or pantiles, though there have been some replacements with modern tiles. Sometimes pantiled roofs have one or more courses of stone slates at the eaves to even out the run-off of water and avoid it overshooting the gutters. Walling and roofing materials are found in all possible combinations and it is impossible to say that a particular roofing material tends to be associated with a particular walling material, other, perhaps, than to say that Westmorland slate roofs are usually found on the more 'polite' buildings, which are usually of stone.

6.4 The greatest concentration of three storey buildings is to be found in York Place, where there is a notable collection of what were grand town houses on the north side of the street. Buildings in Kirkgate, Finkle Street, Castlegate, Cheapside and Briggate are mainly

of two storeys. In the High Street and Market Place there is a mixture of two and three storey buildings.



Three storey buildings at the top of the High Street.

6.5 Where the original fenestration remains (or has been restored in replica) windows are usually vertical sliding sashes on the more 'polite' buildings and Yorkshire sliding sashes on the humbler and more vernacular buildings. Unfortunately, in some areas of the town these have been replaced under 'permitted development' (in the case of dwelling houses) with modern standard or plastic windows, leading to a considerable erosion of the character of the Conservation Area in these locations.

Listed Buildings

6.6 Knaresborough has around 280 listed buildings, the vast majority of which are situated within the Conservation Area, where they make up a high proportion of the building stock. With the exception of the following, all are listed Grade II:

Chapel of Our Lady of the Crag Grade I

Church of St John the Baptist... Grade I

Conyngham Hall Grade II*

Railway Viaduct Grade II*

St Robert's Cave..... Grade II*

6.7 These, and other listed buildings of particular interest, are described under the individual character areas in which they are situated. All listed buildings are shown on the Conservation Area Map and a full list is given in Appendix C.



The Railway viaduct with St John's Church behind.



Entrance to St Robert's Cave on the riverbank, Abbey Road.

Unlisted buildings which make a positive contribution to the Conservation Area

6.8 Many unlisted buildings make a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. These buildings, some of which were identified during the public consultation, are recorded, as recommended in PPG15, on the Character Area Analysis & Concept maps as being of local interest. 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 alterations or extensions.

7. Character Area Analysis - A: Conyngham Hall/High Bond End

- 7.1 This character area occupies the greater part of the Conservation Area lying to the west of Bond End. It is dominated by Conyngham Hall and its grounds, and therefore consists predominantly of open space with heavily wooded areas abutting the River Nidd, which is a dominant feature of the area. Much of the land is in public ownership.

Form & character of buildings

General form:

- 7.2 Buildings in this character area are few in number. Apart from 4 & 6 High Bond End (semi-detached), 1-9 High Bond End (terraced) and 11 & 13 High Bond End (semi-detached), other buildings are detached and the majority two storeys in height. Those on street frontages generally have their eaves to the street.

Materials:

- 7.3 Knaresborough is characterised generally by a mix of walling and roofing materials, reflecting its location in an area of geological transition from the clays of the Vale of York, through a narrow outcrop of Magnesian limestone to the gritstones of the Pennine fringe. The Conyngham Hall/High Bond End character area is no exception. Magnesian limestone, gritstone, render, occasional brick and, in one case tile hanging, are all found. Roofs are predominantly of Welsh slate, some with stone slate courses at the eaves, though Westmorland slate, pantiles and, in one case, plain tiles (in association with tile hung walls) also occur.

Windows:

- 7.4 Where original windows remain, these are generally vertical sliding sashes (Yorkshire lights in the case of 1-9 High Bond End). In a few cases, the original windows have been replaced with top-opening or plastic windows.

Listed Buildings

- 7.5 There are four entries in the Conyngham Hall character area:

- **Conyngham Hall (Grade II*)**
This detached house, originally Coghill Hall (now the Conyngham Hall Business Centre) was largely rebuilt and enlarged in the late eighteenth century by Ellen, Countess of Conyngham, and extended in the mid-nineteenth century by Basil T Woodd MP. It is of coursed squared gritstone with a Westmorland and stone slate roof. The front elevation is of five bays with a two storey tetrastyle Ionic portico to the ground floor entrance and canted bays to the two side elevations.



Conyngham Hall

- **Conyngham Hall Stables (Grade II)**
Now divided into small business units situated around a courtyard, these were also built in the late eighteenth century and are of coursed squared gritstone with a Westmorland slate roof.
- **Gates, piers & flanking walls (Grade II) to Conyngham Hall**
Double wrought-iron gates with gritstone ashlar piers and walls.



Conyngham Halls stable block - refurbished and renamed the Innovation Centre in the late 90s.

- **4 & 6 High Bond End (Grade II)**
A semi-detached pair of mid-late eighteenth century three storey houses of Magnesian limestone with stone slate roofs, these were empty and neglected until restored with grant aid in the 1990s.

Unlisted buildings of note (see para. 6.8)

- 7.6 The buildings that have been so identified are shown on the Analysis & Concepts Map. These include Kirkman Bank, an early nineteenth century detached house

of Magnesian limestone and home of the Collins family since they left Knaresborough House in 1951.

- 7.7 Another notable building in this part of the Conservation Area is Henshaws Arts and Crafts Centre, constructed in the late 1990s. It is an interesting example of contemporary architecture but has little impact outside its immediate surroundings.

Landmark Buildings

- 7.8 Conyngham Hall (dominating its former grounds) and the Lodge adjacent to High Bridge (a notable landmark as one enters the Conservation Area from the south-west) were identified during the Appraisal 'workshop' as Landmark Buildings.

Buildings in need of significant repair or enhancement

- 7.9 The only building in need of significant repair or enhancement is Conyngham Hall Farm. This is redundant and in a ruinous condition, with only portions of walls remaining. It is nevertheless of some interest.



Entrance to Henshaws Arts and Crafts Centre.

Landscape character, features, topography & views

- 7.10 A major feature of this area is the River Nidd which forms a reverse 'S' and from which the land to either side rises, steeply in the case of Collins Banks and Foolish Wood, more gently elsewhere. The area is bordered to the east and north by Bond End and High Bond End. These roads form quite steep hills as they rise some 30m from High Bridge to the northern boundary of the Conservation Area on High Bond End.
- 7.11 Trees and woodlands form a predominant element in the Conyngham Hall/High Bond End character area. To the south and east of the main open area in front of Conyngham Hall (now a discreet miniature golf course with only a few bunkers to detract from its essentially parkland appearance) are two shelter belts, that to the south of mixed broadleaved and evergreen species (with some good specimens of Wellingtonia) and that to the east predominantly of Beech. The latter not only enclose the grounds of the Hall itself but contribute greatly to the character of this part of Bond End.
- 7.12 There are, additionally, some notable ornamental trees directly to the south and south-west of Conyngham Hall. Containing the miniature golf course and separating it from Henshaws is an important hedge. There are also significant treed areas in the open land between Henshaws and High Bond End, particularly in the grounds of Kirkman Bank. Important areas of woodland at this western extremity of the Conservation

Area enclose the reverse S-bend of the River Nidd, principally Collins Banks, Foolish Wood and Mackintosh Park. A number of footpaths in the vicinity of the river, including the Harrogate Ringway footpath and cycleway, give access to them.

- 7.13 High stone walls also make a very important contribution to the Conyngham Hall character area, particularly on both sides of High Bond End and on the western side of Bond End, in many places acting as



Foolish Wood, across the river from Conyngham Hall.

retaining walls to the higher ground flanking the road. These are shown on the Analysis and Concepts Map.

- 7.14 There are a number of notable views which are shown on the Landscape Analysis Map.

Landmark trees

- 7.15 Large mature trees generally make a very important contribution to the Conyngham Hall character area. Some are individually identified as Landmark Trees on the Landscape Analysis Map, others are



Trees round Conyngham Hall and the 'parkland' pitch 'n' putt course.

shown simply as part of a group, belt or woodland. The group of tall Beech trees between Bond End and the footpath linking Henshaws with the car park, which greatly enhances this approach to the Conservation Area and complements the buildings on the eastern side of Bond End, is of particular importance. There is a similar large tree in the very southern corner of the grounds of the Dower House but, strictly speaking, this is just outside the Conyngham Hall/High Bond End character area.

Hard spaces in need of repair or enhancement

7.16 The car park situated between the carriage drive to Conyngham Hall and the River Nidd performs a valuable function but is inevitably something of a visual intrusion into an otherwise green area.

Green spaces in need of repair or enhancement

7.17 The area formerly occupied by Knaresborough Zoo currently presents a rather derelict appearance but is in the process of being converted to a sensory garden by Henshaws.



Henshaws evolving Sensory Garden.

Space between and around buildings/ surface treatment and materials

7.18 Footways on Bond End and High Bond End, where they exist at all, are narrow and surfaced in bitmac. On both Bond End (west side) and High Bond End (both sides) they are frequently non-existent. The high stone walls in both cases constrain, both physically and visually, the approaches to the Conservation Area along these streets.

8. Character Area Analysis - B: North-West of the railway line

- 8.1 This character area includes the lower section of the High Street (from Pump Hill to Bond End), Bond End (including the section leading to High Bond End), Boroughbridge Road, Station Road, Vicarage Lane and The Parsonage and the areas of open space related to St John's Church and Knaresborough House. Unlike the Town Centre/York Place character area to the south-east, it is in predominantly residential use.

Form & character of buildings

General form:

- 8.2 The majority of buildings in the area are listed and consist generally of rows of houses fronting directly onto the main thoroughfares. Most are two storey and vernacular in character, though these are interspersed with more polite, generally three storey, buildings. Most are located at the back of the footpath and have their eaves fronting the street. Notable detached buildings are St John's Church, St Mary's RC Church, Knaresborough House, the Dower House Hotel, Byards Lodge and 14/16 Boroughbridge Road. St John's House is an important timber-framed building dating from the sixteenth century.

Materials:

- 8.3 The majority of buildings in this area are rendered, though sandstone, Magnesian limestone and brick are also found. Roofs may be of stone slates, Welsh slates, Westmorland slates or pantiles.

Roof details:

- 8.4 Roofs generally have plain eaves and verges, though more polite buildings may have dentil or moulded eaves cornices. Pantiled roofs often have one or more courses of stone slates to ensure a more even run off. The pitch of roofs reflects the roofing materials employed.

Windows:

- 8.5 Generally speaking, vernacular cottages tend to have Yorkshire sliding sashes whilst taller, more polite buildings have vertical sliding sashes. There has been relatively little refenestration with modern standard or plastic windows in this area.



Buildings on Lower High Street seen from the elevated frontage of Knaresborough House.

Listed Buildings

- 8.6 There are some 75 listed buildings and artefacts in the character area, of which the principal ones are:
- **St John's Church (Grade I)**
Knaresborough's original parish church, mainly dating from the mid fifteenth

century with late twelfth century remains. Major restoration c.1879. of Magnesian limestone with roof of lead and Westmorland slate. Tower with small spire above.

- **St Mary's Church and Presbytery (Grade II)**

Built in 1831 of coursed squared gritstone with a Westmorland slate roof, this was one of the first Roman Catholic churches to be built following Emancipation in 1829 and (to avoid upsetting the Established Church) was designed to look like a private house.

- **Knaresborough House (Grade II)**

An imposing town house of Magnesian limestone with a stone slate roof, built in the late eighteenth century for the Collins family. They sold it in 1951 to Knaresborough Urban District Council and moved to Kirkman Bank. On reorganisation in 1974, it passed to Harrogate Borough Council and is now used for meetings of Knaresborough Town Council, whilst the upper floors are commercially tenanted.

- **St John's House (2/4 Church Lane)(Grade II)**

One of the oldest surviving houses in Knaresborough, dating from the sixteenth century, with stone and timber framing and a pantiled roof.

● **The Dower House (Grade II)**

Originally built in the mid eighteenth century as a dower house for the Slingsby family and of red brick with a modern pantiled roof and stone slate eaves, this building was greatly extended in the 1970s, following its conversion into an hotel.

● **Knaresborough Station (Grade II)**

(including all buildings and structures) Listed railway buildings and structures (excluding the Viaduct which is described in the Waterside character area) include the station building fronting onto Station Road, the railings in front of it, platform canopies on both sides of the tracks, the signal box, the water tank and the north and south portals of the tunnel under the High Street.



Knaresborough railway station.

- 8.7 A full list of Buildings of Special Architectural or Historic Interest is given in Appendix C.

Unlisted buildings of note (see para. 6.8)

- 8.8 40 buildings have been so identified and are shown on the Analysis & Concepts Map. These are not all necessarily of

great interest *per se*, but may be important by virtue of providing containment of space or continuity of the street frontage. Some of the more important are:

138 High Street/
2-10 Boroughbridge Road
a terrace of late nineteenth century houses which have a dominant presence on this important corner of the High Street and Boroughbridge Road.

91/93 High Street
Although in very poor condition, it is of a scale which matches the listed 89 High Street on the opposite corner of Station Road.

96 High Street
An interesting former chapel in an Arts & Crafts manner, now a furniture shop. The building is notable in the street scene and is highly prominent from Boroughbridge Road.

2 Station Road
A large and imposing sandstone house, formerly the vicarage to St John's Church, which, together with its high stone wall, has a notable presence at the top of Station Road.

1 & 2 Church View
This was the former King James Grammar School until 1901, when it moved to its present location. Now divided into two flats, it helps to contain the view across St John's Churchyard from The Parsonage.

The Mitre Hotel
Recently refurbished, this building helps to close views looking east along The Parsonage and south down Station Road.



St John's House, Church Lane.

Landmark Buildings

- 8.9 The following must be considered Landmark Buildings in view of their interest and prominent location in the townscape:

St John's House (2/4 Church Lane)
See description under Listed Buildings.

Former Royal Oak PH
A fairly modest building which terminates the view down the High Street from Pump Hill.

96 High Street
See description under Unlisted Buildings.

Knaresborough House
A large town house which dominates the lower part of the High Street.

St John's Church
Knaresborough's original parish church which enjoys an isolated location, surrounded by green space on three sides, and is the focus of views from The Parsonage, Church Lane, Knaresborough House and Vicarage Lane.

- 8.10 A development that is very prominent, but which is not considered a Landmark Building, as it is neither of historic interest



Knaresborough House entrance.

nor great architectural merit, is Vale Court, Bond End - this is a large block of elderly persons' flats which dominates the road junction at the corner of Bond End.

Buildings in need of significant repair or enhancement

8.11 124-134 High Street and 2-10 Boroughbridge Road

These have been empty and/or neglected for many years, though their actual state of disrepair varies. They have now been acquired by a developer, which it is hoped will result in their sensitive repair and reoccupation.

8.12 91/93 High Street
This building has been occupied for some time and has deteriorated structurally. Schemes have been put forward for this property and hopefully work will commence in the near future.

8.13 There are no other buildings in the character area in noticeably poor condition.

Landscape character, features, topography & views

8.14 Unlike the Conyngnam Hall character area, which mainly consists of individual or small groups of buildings set within a green matrix, the heart of this character area takes the form of an annulus with buildings surrounding the green space formed by St John's churchyard and the grounds of Knaresborough House. The High Street slopes down from Pump Hill to Bond End, which itself slopes down to High Bridge. Apart from The Parsonage, links to Waterside - via Water Bag Bank or the steps adjacent to Church Cottage - are steep.

8.15 As with the Castle precinct, the grounds of Knaresborough House and St John's Churchyard provide valuable open space close to the town centre. The grounds of Knaresborough House may always have been parkland or may at one time have been laid out in a more gardenesque manner, whilst the churchyard consisted of chest tombs, graves and headstones. Changes in more recent years - laying the Knaresborough House grounds down



Entrance to St John's Church with part of graveyard with retained chest tombs behind.

to lawn and removing most of the headstones of the churchyard to form a paved area to the south of the church and a path along the south side of the churchyard adjacent to The Parsonage, though many of the chest tombs remain - have resulted in a greater visual unity, though stone walls still define the periphery of the area and mark its internal boundaries.

8.16 The original kitchen garden to Knaresborough House was sensitively redeveloped in the late twentieth century to provide elderly persons' housing (Collins Court) but the high and predominantly brick wall to the south side of the development has been retained.

8.17 Small areas of open space to the north-west of 16 Bond End and between Red House and Bond End also make a visual contribution to the character area.

- 8.18 Stone walls are particularly important to the character of this area, particularly on the High Street (that to the north-east side of Pump Hill retaining an elevated footway); to the front of Knaresborough



High wall adjacent the footway on Bond End.

House; along and between Station Road and Vicarage Lane; and along Church Lane and The Parsonage. They are shown on the Analysis & Concepts Map.

- 8.19 The listed 14/16 Boroughbridge Road retains its original front railings, whilst the heavy Victorian railings fronting the north-west side of the railway station on Station Road are particularly impressive.
- 8.20 In conjunction with the resurfacing of the eastern (pedestrian) section of The Parsonage, the small sitting/viewing area constructed in recent years has created an attractive viewpoint and helped tidy up an unkempt and overgrown triangle of land between The Parsonage and Water Bag Bank.
- 8.21 The most iconic views of Knaresborough have already been identified in the Appraisal of the Conservation Area overall. Other important views within, to and from

this character area are:

- *From High Bond End at the top of the hill at the entrance to Kirkman Bank towards Knaresborough House and Holy Trinity Church;*
- *North-westward from Pump Hill (High Street) towards the Bond End/Borough-bridge Road junction, where 2 Bond End (the former Royal Oak PH) terminates the vista;*
- *North-eastwards from Bond End towards the High Street/Boroughbridge Road junction where the terrace of 138 High Street/2-10 Boroughbridge Road is a dominant group;*
- *From the sitting/viewing area immediately south of The Parsonage in a wide sweep upstream from the Viaduct.*

- 8.22 These features and views are shown on the Landscape Analysis Map.

Landmark Trees

- 8.23 A number of Landmark Trees have been identified and are shown on the Landscape Analysis Map. The most important are those which contribute to the central open space. Trees in this area are almost entirely broadleaved, the majority of them being Beech.

Hard spaces in need of repair or enhancement

- 8.24 Footways on Bond End and the High Street are predominantly of pre-cast concrete slabs, though there is a short stretch of small unit paving to the south-west side of the High Street between Station Road and Vicarage Lane. Much of the concrete paving is fairly old and

many flags are cracked or not very level. Elsewhere paving is generally in bitmac, though there is a short length of York stone flags and double stone kerbs to the front of 16-22 Bond End. Many entrances to individual properties retain their original stone setts.

- 8.25 The two closely related road junctions of High Street/Boroughbridge Road/Bond End and, particularly, Bond End/Bond End (High Bond End) are afflicted by the usual (but necessary) impedimenta of lighting columns, traffic signals, road signs and markings, and, in the case of the latter junction, by a CCTV camera mounted on a high and thick-sectioned pole.



Despite bright, decorative planting this junction, unfortunately, is dominated by insensitive and intrusive highway infrastructure.

- 8.26 The area to the rear of 104/106 High Street and Stead's Yard, consists of very decayed bitmac or simply stones laid on earth or hoggin, though the stone buildings surrounding the Yard have been smartened up in recent years.
- 8.27 Two further neglected areas are the area surrounding the public conveniences between the entrance to Collins Court and 115 High Street and the small area on the corner of the High Street and Bond End between 121 High Street and 1 Bond End.

Green spaces in need of repair or enhancement

- 8.28 Green spaces in the area are generally well-maintained and no requirements for enhancement have been identified, though the rear of Knaresborough Tyre Services building, which fronts onto Station Road, provides (compared with the Mitre Hotel and 1 & 2 Church View to either side) a less than ideal enclosure to St John's Churchyard.



The area off the Hight Street, above the railway tunnel.

Space between and around buildings/ surface treatment and materials

- 8.29 Generally, the majority of buildings in the area front the highway and have private rear gardens. The two principal exceptions

to this are Knaresborough House and St John's Church. These are seen to good advantage in their generally green setting, particularly the rear view of Knaresborough House from Church Lane. St John's Church is also bordered to the south by an attractive area of reused headstones which provides a worthy setting to the Church on this side.

- 8.30 1 Boroughbridge Road is one of the few houses with a front garden and frontage trees. Sadly, the setting of Byard's Lodge has been impaired by the construction of the Byard's Park development to the south-east, though the latter's impact on the public domain is mitigated by the retention of the stone wall to the frontage and of the mature trees behind it.

9. Character Area Analysis - C: The Town Centre & York Place

9.1 The Town Centre and York Place character area is the largest in terms of buildings and occupies the north-eastern part of the Conservation Area. The area has two distinct focuses: the linear High Street (and its eastern prolongation as York Place) and the Market Place. The vast majority of buildings form continuous informal terraces (generally for a whole street block), though few buildings are identical. West of the Market Place, the High Street is paralleled by Kirkgate (which links the Market Place with St John's Church) and the two are connected by Jockey Lane, Finkle Street and Hilton Lane. To the east of the area, the principal streets are Castlegate, Cheapside, Gracious Street/Briggate and York Place.

9.2 North of the High Street, a number of ginnels or yards either connect with the more recently developed areas beyond or give access to houses or commercial premises. From west to east, these are Raw Gap, Whiteley's Yard, Commercial Yard, Bank Court, Park Square, Berry's Passage, Park Place, Marshall's Court and Anchor Yard. Either side of Chapel Street, cleared areas have for many years been used as car parks. Holy Trinity Church occupies its own secluded precinct with access from beneath an archway at the point where Gracious Street becomes Briggate. There are also pedestrian links between the Market Place and High Street (Butter Lane) and with Fisher Street and Jockey Lane. Some of these ginnels have recently been resurfaced in traditional materials (Berry's Passage, Anchor Yard).

As well as being important features of the Conservation Area in their own right, they afford attractive glimpses as one approaches the High Street and Market Place along them.

Form & character of buildings

General form:

9.3 The vast majority of buildings front directly onto the street. Those on the High Street and in the Market Place are a mixture of two and three storey buildings. Those in York Place are mainly three storeys, whilst those elsewhere are mainly two storeys. Most buildings present their eaves to the street, though there are some notable exceptions, mainly in the Market Place, e.g. 12 (Thomas the Baker), 14 (Oxfam), 16 (The Oldest Chemist Shop) and the Royal Oak PH which are important to the character of the space.



The Market Cross.

Materials:

9.4 As usual in Knaresborough, the range and combinations of building materials is so great that it is impossible to generalise about them. The predominant finish is render, though there are many buildings of Magnesian limestone and some of brick or gritstone. In the case of roofing materials, Welsh slates, stone slates and pantiles are all common, together with some Westmorland slates.

Roof details:

9.5 Roofs are generally of a normal pitch range (depending on the roofing material) and most buildings, if of a different height from their neighbours, are gable ended with plain verges, though a few have stone copings. Most have plain eaves or simple dentil or modillion eaves cornices, though some of the grander buildings have more elaborate cornice or parapet details. Where there are parapets and where the building is tall in relation to the width of the street, roofs are often invisible behind them.

Windows:

9.6 As a high proportion of buildings are listed, these (and many others) have retained traditional vertical or horizontal sliding sash windows. Many dwelling houses, particularly in Iles Lane, Windsor Lane, Briggate and Hilton Lane, and the upper floors of many retail/commercial buildings have lost their original fenestration.

Listed Buildings

9.7 There are some 150 listed buildings in the Town Centre/York Place character area, over half the total number of listed buildings in the Conservation Area. Among the more significant are:

- **Holy Trinity Church (Grade II)**

Built of gritstone with a Westmorland slate roof in 1866 in a fourteenth century Gothic style. The tall broach spire with lucarnes makes the church a notable landmark from several viewpoints.

- **Fysche Hall (Grade II)**

Dating from the late eighteenth century and late nineteenth century, this large house of Magnesian limestone with a Westmorland slate roof was built for Francis Isles and is now a Masonic Lodge.

- **3-9 York Place (Grade II)**

Built in the mid- to late eighteenth century, these mansions of gritstone (No. 3), Magnesian limestone (Nos. 5 & 7), and rendered (No. 9), now respectively a Conservative Club, hotel and commercial offices, form an imposing row of town houses characteristic of York Place.

- **42 High Street (NatWest Bank)(Grade II)**

A robust, decorated building of gritstone ashlar, built in 1858 as the Knaresborough & Claro Bank.

- **37 High Street (Barclays Bank)(Grade II)**

Built in 1881 as the Bradford Old Bank, this imposing brick and terracotta building with Arts & Crafts details turns the corner between the High Street and

the Market Place.

- **70 High Street (The Borough Bailiff PH)(Grade II)**

This long building, of Magnesian limestone with a roughcast rendered front elevation and a Westmorland slate roof, dates back to the late seventeenth century but was re-fronted in the eighteenth century. Has internal remains of timber-framing and a fine late seventeenth century staircase with turned balusters and moulded handrail. The interior was refurbished in the late twentieth century.

- **16 Market Place (The Oldest Chemist Shop)(Grade II)**

Timber-framed with a brick façade and pantiled roof, this picturesque building was sensitively restored in the late twentieth century when it became a sweet shop and café. The eighteenth century shopfittings are a particular feature of the ground floor.

- **25-31 Market Place (The Old Town Hall)(Grade II)**

Built as the Town Hall in 1862 by John Child, this imposing building of gritstone ashlar with a hipped Westmorland slate roof was converted to a shopping arcade with nightclub above in the late twentieth century.

- **25 Kirkgate (Knaresborough Working Men's Club)(Grade II)**

This 3 storey rendered building, dating from the early to mid-eighteenth century, dominates this part of Kirkgate but is in need of some refurbishment.

9.8 A full list of Buildings of Special Architectural or Historic Interest is given in Appendix C.



The Working Men's Club on Kirkgate.

Unlisted buildings of note (see para. 6.8)

9.9 In the case of the Town Centre/York Place character area, the great majority of unlisted buildings on street frontages have been identified as making a positive contribution to the Conservation Area and are shown on the Analysis & Concepts Map. They complement the listed buildings to make up the overall street scene. In some cases, it is not always easy to tell from a casual glance why some buildings have been listed and others not. However, many of them may have suffered considerably from inappropriate Permitted Development (in the case of dwelling houses) or unauthorised alterations (in the case of retail/commercial buildings). Nevertheless, in most cases this can be rectified and it is felt, overall, that even quite badly altered buildings have a group

value and make a contribution to the character of the Conservation Area.

9.10 Buildings fronting onto or enclosing ginnels or yards may in some cases be of lesser merit, but nevertheless contribute to the character of the ginnel or yard by virtue of the enclosure that they provide. These have also generally been included.

9.11 Mention should also be made of the two-storey, elderly persons flats at 21-33 Gracious Street and 1-27 Windsor Lane. These, although they do not strictly follow the street frontage or the form of surrounding buildings, are nevertheless of a sympathetic scale and materials and, unlike Fisher Gardens, fit well into the street scene.

Landmark Buildings

9.12 Buildings in the Town Centre/York Place character area may qualify as Landmark Buildings for one or more of three reasons:

- *By virtue of their size or dominating position in the townscape, and/or*
- *By virtue of their particular architectural interest and detailing, and/or*
- *Even if modest in scale, by virtue of their historic significance.*

9.13 The following have been identified as Landmark Buildings and are shown on the Analysis & Concepts Map:

1 Iles Lane (Fysche Hall)
This imposing detached town house, though set back from the roadside, signifies that one has entered the historic core of Knaresborough when approaching from the east.



Buildings at the top of High Street.

42 High Street (NatWest Bank)
This highly decorated mid-nineteenth century stone building, set slightly back from the street frontage, stands out by reason of its contrast with the much plainer, mainly rendered, buildings around it.

37 High Street (Barclays Bank)
This tall late nineteenth century corner building of brick and terracotta, in a classical Jacobean style with some Arts and Crafts detailing, is a dominant building in the High Street and turns the corner between the High Street and the Market Place.

15 Kirkgate (former mill/warehouse)
This predominantly brick building dominates the eastern end of Kirkgate and Bowling Green Yard.

25 Kirkgate (Knaresborough WMC)
This large early-mid eighteenth century rendered building dominates the central section of Kirkgate.

16 Market Place (Old Chemist Shop)
This timber-framed building with a brick façade, although of modest height,

is much loved by Knaresborians and provides a focus to the north side of the Market Place.

25-31 Market Place (Old Town Hall)
This imposing building dominates the south-west corner of the Market Place by virtue of its bulk.

Gracious Street Methodist Church Hall (original church building)
This was the original Methodist Church in Knaresborough before it was replaced by the Victorian Methodist Church in Gracious Street, itself sadly replaced in the post-war period.

United Reformed Church (Gracious Street/Windsor Lane) adjoining Trinity Church
This provides a focus to the corner of Briggate and Windsor Lane and has group value with the archway marking the entrance to Holy Trinity Church.

Holy Trinity Church
Though almost hidden from view close to, Holy Trinity Church is an important landmark and the focal point of several views into the Conservation Area.

Buildings in need of significant repair or enhancement

9.14 A small number of buildings in the Town Centre/York Place character area are in need of repair or enhancement. Those specifically in need of repair, mainly because they have been partially or fully unoccupied for some time, are as follows:

14-24 Cheapside
A row of unoccupied Magnesian limestone cottages.

82/82a High Street

Though structural repairs have been undertaken and a new, well-designed shopfront installed, no action has been taken to bring the ground floor shop into use or to implement consents for the conversion of the upper floors to flats.

19 Finkle Street

(the former Station Hotel)

This building makes a notable contribution to the corner of Finkle Street and Kirkgate and it hoped that a new use will be found and a scheme of refurbishment implemented in the near future to prevent the further deterioration of the building. A sympathetic extension of the building along Kirkgate (as proposed in previous proposals) would fill an unsightly gap in the street frontage.

Lastly, the area to the north-east of the High Street above the railway tunnel Used for car parking and although somewhat smartened up in recent years this area still presents an unsightly gap in the High Street frontage.

9.15 There are buildings which detract by virtue of their form, proportion or materials from the character of the Conservation Area and would benefit (should the opportunity arise) from sensitive development. These include 69 High Street and the post-war infill buildings 30-34 High Street.

9.16 A much greater number of buildings are let down by:

- poorly designed shopfronts;
- over-deep or garish fascia signs (notably, but not exclusively, on 30-34



Former Station Hotel, Finkle Street

High Street) and/or over-large signage;

- unauthorised, pre-listing or Permitted Development alterations (mainly to doors and windows);
- and/or a general lack of maintenance and decoration. The latter is particularly characteristic of some of the buildings in the block 51-69 High Street between Jockey Lane and Finkle Street.

9.17 Much has been achieved over the past 30 years by means of grants and, in recent years, the economy of Knaresborough appears to have become somewhat more buoyant, but many town centre businesses still do not seem to be sufficiently profitable to generate surplus funds for proper building maintenance.

Landscape character, features & topography

9.18 The character of this part of the Conservation Area subsists primarily in its buildings and their concentration to form largely unbroken street frontages. There are few

soft landscape features in the area or trees of note - the latter are dealt with under *Landmark Trees*.

9.19 The Town Centre/York Place character area is generally flat but elevated slightly above adjacent character areas (apart from the Castle Precinct). The only significant slopes within the character area are of Kirkgate and Hilton Lane towards the level crossing.



York Place

9.20 There are two notable (positive) spaces:

1. The irregularly shaped **Market Place** (including Silver Street and the two short streets connecting the Market Place with the High Street and Castle-gate/Kirkgate which form part of it). It is surrounded by a variety of two and three storey buildings of various ages, styles and materials. The group of two storey gabled buildings on the north side are particularly noteworthy, as is the imposing, if somewhat overbearing, Old Town Hall at the south-west corner. There are also two trees and, at the western end, three listed K6 telephone kiosks.

The Market Place has been greatly enhanced in recent years by a reduction (but not the total elimination) of car parking and its repaving in natural materials, principally York stone flags and setts. Seats between the two parking area around the Market Cross makes for a focus of pedestrian activity. Widened footways allow some of the cafés fronting the Market Place to put out chairs and tables in the summer and this also adds to the general animation of the space.

2. **Holy Trinity Church**, approached from Gracious Street/Briggate under a stone archway along a setted path bordered by stone walls, is set within its own precinct, bounded by walls, trees, the Old Vicarage and the church hall.



Dining 'al fresco' in the Market Place

- 9.21 Spaces which have a *negative* impact on the Conservation Area are:

- **Chapel Street and Fisher Street Car Parks**. There is a perceived shortage of car parking in Knaresborough and so these areas are likely to have to remain in their present use for the foreseeable future.

- **The Bus Station**. Although this has been greatly improved in recent years by the construction of the new super-market and flats to the south of the space, it still forms a substantial visual break in the street frontage.
- **Bowling Green Yard**. This is a prominent area of bitmac and breaks the frontage of Kirkgate at this point.
- The areas at the junctions of **Gracious Street and Park Row with the High Street**. Buildings here (including the notable Byrmand Hall) were demolished many years ago, presumably for a road 'improvement' which never happened or merely to provide improved visibility. They have been attractively laid out as garden areas, but the visual character of this part of the Conservation Area would be improved if they were to be sensitively redeveloped with sympathetic new buildings.

- 9.22 Of the many yards and ginnels which lead off the High Street, Market Place and Castlegate, three - Berry's Passage, Anchor Yard and Green Dragon Yard - have recently been greatly enhanced by repaving in traditional materials. Park Place has also been surfaced, albeit mainly in bitmac, and presents a much improved appearance over its previous unmade state. Others, still requiring improvement, are dealt with below under *Hard spaces in need of repair and enhancement*.
- 9.23 Some walls are of significance and are shown on the Analysis & Concepts Map. These are mainly in the area of Holy Trinity Church.



Green Dragon Yard, off Cheapside.

- 9.24 Notable views to, from and within the Town Centre/York Place character area are indicated on the Landscape Analysis Map.

Landmark Trees

- 9.25 The only trees which can be considered to be Landmark Trees are:

At the north-east corner of Fysche Hall and bordering the southern side of York Place, fronting the public open space, where the Conservation Area boundary was drawn to include them. (They extend further along York Place to King James Road and beyond, but these are outside the Conservation Area.)

Surrounding Holy Trinity Church.

In the curtilage of 5 Gracious Street, adjacent to the front boundary wall.

- 9.26 These are identified on the Landscape Analysis Map.

Hard spaces in need of repair or enhancement

- 9.27 The most notable spaces in need of repair or enhancement are:
Fisher Street & Chapel Street Car Parks

These spaces have been in existence for a long time and probably derive from slum clearance in the immediate post-war period. Whilst they serve a valuable purpose, they detract very considerably from this part of the Conservation Area and destroy the character of Chapel Street as a street.

Bowling Green Yard

Slum clearance to the front of Bowling Green Yard has introduced a large gap in the Kirkgate frontage and exposed parked cars to view.

Park Square

The surface of the Park Square consists principally of cobbles whose decay detracts from this pleasant courtyard of nineteenth century stone cottages.



Car park with backdrop of recent development at the bus station.

Entrance to Holy Trinity Church

This forms a generally very attractive setted approach to the Church between high stone walls, but it slightly let down by the presence of a V-shaped area of in-situ concrete immediately adjacent to the archway.

Green spaces in need of repair or enhancement

9.28 There are few green spaces in the Town Centre/York Place character area. The only one identified as needing enhancement is the grassed area surrounding Holy Trinity Church, where there has been some erosion to bare earth by car parking.

Space between and around buildings/ surface treatment and materials

9.29 As previously stated, most buildings front directly onto the street and form informal terraces. There are, therefore, few spaces around them, other than private gardens and yards to the rear.

9.30 The majority of footways along the High Street and Kirkgate are surfaced in small, red, concrete blocks, in imitation of brick paviours. More recently, some footways have been repaved in 'Tegula'. Whilst neither is as attractive or convincing as traditional materials, it is considered that 'Tegula' presents a better appearance than the earlier concrete paviours.

9.31 Some older pre-cast concrete paving slabs are found on Castlegate, Cheapside, the north side of Kirkgate (between Finkle Street and Hilton Lane) and on parts of Briggate. Elsewhere, apart from the Market Place (already mentioned), footways are of bitmac. Many of the older concrete slabs are broken and many areas of bitmac have deteriorated as a result of digging up by statutory undertakers.

9.32 In addition to the drive to Holy Trinity Church, Berry's Passage and Anchor Yard (previously mentioned), other substantial



Patchy bitmac pavement on Finkle Street.

areas paved in traditional materials include the garden area at the junction of the High Street and York Place (York stone flags), Green Dragon Yard (York stone flags and cobbles) and around the former Primitive Methodist Chapel off Briggate, now converted to flats (granite setts).

9.33 At the junctions of many side roads, yards, ginnels and entrances from the High Street, stone setts have survived.



Recent resurfacing in Green Dragon Yard.

10. Character Area Analysis - D: The Castle Precinct

10.1 This character area consists primarily of open space and, as might be expected of a site chosen for its defensive possibilities, is the most elevated part of the Conservation Area. From the Castle Crag there are views over much of the Conservation Area and of the open country to the south-west. Most of the area is owned by the Crown in right of the Duchy of Lancaster but is leased to, and administered by, Harrogate Borough Council.

Form & character of buildings

General form:

10.2 The area is dominated by what remains of the Castle (a Scheduled Ancient Monument). The Castle consisted of two courtyards - the inner ward to the west and the outer ward to the east. In addition to the overall perimeter wall of the Castle, a wall divided the two wards with an inner gatehouse giving access between them. The keep was situated at the north-west corner of the castle, with access from the



The Castle keep.

inner ward. The perimeter wall was punctuated at intervals by a number of towers, the most important being a northern tower, which, with the keep, oversaw the north gate, and the two towers which framed the east gate. Other 'hollow' towers, which could be accessed for defensive purposes, were the Blanche Tower at the south-west corner and, further east, a corner tower (at the junction of the inner and outer wards) and a southern postern. In addition, there were a number of 'massy' or solid towers which served to strengthen the perimeter wall at regular intervals and changes of direction.

10.3 Following the surrender of the Castle in 1644 after a five-month siege it was 'sleighted' (demolished). Knaresborians removed much stone for building purposes, particularly in the eighteenth century, and, apart from first two storeys of the keep and most of the towers which framed the east gate, little of the Castle survives much above ground level.

10.4 The other main buildings in the Castle Precinct are the Courthouse Museum (partly built on the remains of the wall of the Inner Ward) and the former Castle Boys' and Girl's Schools. The only real terrace of houses is 2-10 Brewerton Street (of which 2-8 are listed). Other houses are generally detached or semi-detached, few of which front directly onto a street.



The Courthouse (now a museum) and bowling green.

Materials:

10.5 The remains of the Castle, the Courthouse Museum, the Castle Boys' and Girls' Schools, Castle Cliffe and 2-8 Brewerton Street are all of Magnesian limestone. 8 & 9 Castle Yard, 10 & 12 Brewerton Street, the front elevations of 1-4 Foundry Gardens and the adjacent cottage (in front of No. 4) are of gritstone. Other buildings are predominantly rendered.

Roof details:

10.6 The Court House Museum, Castle Cliffe and Castle Close have stone slate roofs; the Boys' and Girls' Schools and 8 Castle Yard (the Dispensary) have Westmorland slate roofs; 2-8 Brewerton Street have tiled roofs with an eaves course of stone slates. Most other buildings have Welsh slate roofs.

Windows:

- 10.7 Most buildings have vertical sliding sash windows, though the Court House Museum has Yorkshire sliding sash and stone mullioned windows, whilst 8 Castle Yard (the Dispensary) has casements. The original sash windows to the Boys' School have been replaced with pivoting windows.

Listed Buildings

- 10.8 There are seven entries in the Castle Precinct character area:

● Court House Museum (Grade II)

Dating from the early fourteenth century with late sixteenth and eighteenth century additions, the Court House was restored in 1830 and in the twentieth century, and is now a museum. It is constructed of coursed, squared Magnesian limestone with a stone slate roof.



The Courthouse Museum and bowling green.

● Castle Boys' School (Grade II)

The first school in the district, dating from 1814, to be erected by the National Society for the Education of the Poor in the Principles of the Established Church, it is constructed of Magnesian limestone with a

Westmorland slate roof and is now used as offices.

● Castle Girls' School (Grade II)

Dating from c.1837 and of Magnesian limestone with a Westmorland slate roof, when the National School girls were moved from a room adjoining the vicarage, the second storey was probably added c.1850.



8 Castle Yard

● 8 Castle Yard (Grade II)

Built as a dispensary in 1853, in millstone grit with a Westmorland slate roof, 'in memory of the late vicar the Rev. A Cheap LLB', and now a house. The building was restored at the end of the twentieth century and the railings reinstated.

● 2-8 Brewerton Street (Grade II)

A plain terrace of four, three storey houses in Magnesian limestone with a tiled roof and an eaves course of stone slates, dating from the late eighteenth/early nineteenth century, and similar to others found elsewhere in the town.

● Castle Cliffe (Grade II)

Of coursed squared Magnesian limestone with a stone slate roof and dating from the mid-eighteenth century.

Doors and windows have Gibbs surrounds with triple keystones.

● Castle Close (Grade II)

Also dating from the mid-eighteenth century, of Magnesian limestone, though with rendered additions to the principal elevation, and a stone slate roof, this house was possibly built originally as a folly. Both Castle Close and Castle Cliffe were restored in 1927 by a local builder.

Unlisted buildings of note (see para. 6.8)

- 10.9 The buildings so identified are shown on the Analysis & Concepts Map.

- 10.10 Although of a different character and constructed of different materials, 10 Brewerton Street continues the line of the listed 2-8 Brewerton Street and contributes to the whole group. Other buildings are perhaps of less interest but nevertheless make some contribution to the character of this part of the Conservation Area.

Landmark Buildings

- 10.11 The keep must be singled out as the principal building and focus of the Castle Precinct. The Court House Museum and the Castle Boys' and Girls' Schools must also be considered Landmark Buildings.

Buildings in need of significant repair or enhancement

- 10.12 All the buildings in the Castle Precinct character area are generally well maintained and no buildings in need of repair or enhancement have been identified although the former National Boys School building would benefit from repair and a new use. The Police Station, whilst constructed of stone and well maintained, is visually intrusive and out of character

with the centre of Knaresborough but, short of redevelopment, it is difficult to see that much could be done to improve it.

Landscape character, features & topography

10.13 The area of the Castle itself and its links to the Market Place and Castlegate/Cheapside are generally flat and level. However, immediately below the Castle on its western side there is an almost vertical drop to Waterside below. On the northern (Castle Bank) and southern (moat) sides the land also slopes steeply away, though it rises up again from the moat to Bebra Gardens. The moat, Brewerton Street and Bebra Gardens also slope down from the town centre in the east to Waterside in the west.

10.14 In landscape terms, the character area may be divided into seven sub-areas:

1. The Castle Yard, north of the Castle.

Though most of the area remains surfaced in bitmac, some of which is rather decayed, significant resurfacing in traditional or improved materials has been undertaken in recent years, notably in the area between the Boys' School and the Castle perimeter and at the entrance to the Yard between the Police Station and the Dispensary. Whilst it is unfortunate that an area directly adjacent to the Castle should have to be used for car parking, this has at least been relocated into marked bays and generally rationalised. A Magnesian limestone wall was recently built to the east side of the Boys' School to conceal the on site parking which takes place here. The refurbishment of the Girls' School, the reinstated



View from the Castle with former Castle Boys School on the left.

railings to the Dispensary and the repaving/repair of the entrance to the Yard from the Market Place have also enhanced this area.

2. The Castle

This area consists mainly of grass, with a perimeter and various other paths. In recent years a yew hedge in a timber trough (to avoid damage to below ground archaeology) was planted along the north-east side of the perimeter to provide enclosure on this side and to re-establish the line of the outer wall. Stone flags were also laid to mark the site of the north gate, whilst the paths were rationalised to reflect the plan and functioning of the Castle and resurfaced in Breedon gravel in place of bitmac. Some years previously, a sallyport was opened up. The presence of the bowling green in the area of what was originally the Inner Ward represents something of a municipal intrusion into area, though no doubt a much-enjoyed facility. The Castle culminates at the south-west

in the War Memorial which overlooks the River Nidd and is the focal point for Knaresborough's Remembrance ceremonies.

3. The Moat

This was excavated to improve defence in an area where the Castle was only a little elevated above the adjoining land. A central bitmac path runs between rocky or grassy banks from the Castle Yard to the 'Surprise View', overlooking the River Nidd. Dog-leg paths lead up to the Castle whilst, on the other side, a single flight of stone steps gives access to Bebra Gardens.

4. Bebra Gardens

These pleasant, well-treed (principally with evergreens) and planted public gardens, which include a paddling pool and lie between the Moat and the ginnel leading down from Brewerton Street towards Mill Steps and Waterside, are named after Knaresborough's German twin town. Unfortunately, their somewhat obscure location in relation to the town centre appears a deterrent to their greater enjoyment by the public.

5. Castle Bank

The well-treed Castle Bank to the west side of the Castle is traversed by zig-zag paths leading from the Castle down to Waterside. One or two dead-end spurs from the main path lead to small sitting areas from where spectacular views of the river, the viaduct and the land beyond may be enjoyed. However, the climb is quite an arduous one, which tends to discourage use by the elderly or the unfit.



Castle seen from one of the zig zag paths down to Waterside.

6. Land to the NW of Castle Bank

This well-treed land to the north-west of Castle Bank, which also slopes steeply down to Waterside and is private ownership, is traversed by the vehicular access to 26/27 Waterside.

7. 'Dr Stead's Yard'

This yard, so named in the nineteenth century but not to be confused with the present Stead's Yard off the High Street, gives pedestrian and vehicular access from Kirkgate, and pedestrian access from Castle Yard, to the properties known as Castle Cliffe, Castle Close, Castle Lodge and Elm Court. It is surfaced in bitmac and is gated at both ends.

10.15 Significant views to and from this character area are:

- *From the west side of the Castle and the 'Surprise View' westwards towards the viaduct, High Bridge and Conyng-ham Hall and southwards towards Castle Mills, the Long Walk and (in winter) the open country beyond. From above Castle Bank the view extends further to include St John's Church and the rear of properties fronting the south side of Kirkgate.*
- *From Harrogate Road (A.59) and High Bridge towards the Castle. This a particularly iconic view as one approaches Knaresborough from Harrogate, as the Castle, St John's Church, the Viaduct, Water Bag Bank and Waterside are all visible.*

10.16 All significant views are shown on the Landscape Analysis Map.

Landmark Trees

10.17 Apart from a single coniferous tree just outside the East Gate of the Castle, these are all Limes within (or just outside) its perimeter. They generally follow the inside of the perimeter wall or are adjacent to internal paths through the Castle. They are identified on the Landscape Analysis Map. There are other significant trees in or on the Moat, Bebra Gardens, Castle Bank and the land to the north-west, but they are not of sufficient individual importance to merit Landmark status in relation to the Castle character area. Some trees at the southern corner of Bebra Gardens, however, have been identified as Landmark Trees in relation to the Waterside/Long Walk character area.

Hard spaces in need of repair or enhancement

10.18 Some of the bitmac area of the Castle Yard is rather decayed and generally presents a rather drab and uninviting appearance in comparison to the areas between the Castle and the Boys' School where hard landscape improvements were carried out around the Millennium.

Green spaces in need of repair or enhancement

10.19 The bitmac path running through the moat and the zig-zag paths leading off it are rather hard and unsympathetic features in the context of what is predominantly a green space.

Space between and around buildings/ surface treatment and materials

10.20 Hard spaces, paths and footways outside the Castle perimeter are generally of bitmac, though, in addition to the areas of recent enhancement adjacent to the Castle and the Boy's School, there are some York stone footways at the entrance to Castle Yard from Castlegate and adjacent to 1-10 Brewerton Street. At the entrance to the Castle Yard from the Market Place, between the Dispensary and the Police Station, there is a cobbled area with a level footpath of stone setts. The front garden and recently reinstated railings of the Dispensary make a significant contribution to the area's character.

11.Character Area Analysis - E: Waterside & The Long Walk



Waterside and the Viaduct seen from the Castle.

- 11.1 Waterside is one of the most picturesque and visited parts of Knaresborough by virtue of its proximity to the River Nidd and its cafés and boating facilities. The general heterogeneity of buildings in Knaresborough Conservation Area applies particularly in this case where, apart from one or two short terraces, almost every building differs from its neighbours in form or materials.
- 11.2 On the opposite side of the river, the Long Walk gives access to the tourist attractions of the Dropping Well and Mother Shipton's Cave and is on English Heritage's Register of Historic Parks and Gardens. Apart from the entrance buildings to the Dropping Well Estate and some cabins providing holiday accommodation at the western end (in the vicinity of High

Bridge) and the Mother Shipton PH at the eastern end (in the vicinity of Low Bridge), the entire area is undeveloped.

Form & character of buildings

General form:

- 11.3 At the western end of Waterside and on Water Bag Bank, most houses (or the cliff) adjoin the highway, giving Waterside west of Water Bag Bank a very narrow and enclosed character. Beyond the Viaduct it becomes more open and accessible to the river. South-east of Castle Mill, it takes on a much more spacious and suburban character, with modern houses to the north of Waterside and, to the south, a car park, the meadow/pastureland to 20 Waterside and two open fields. At the eastern end, towards Low Bridge, a combination of early and late twentieth century development again makes for a more built-up feel.

Materials:

- 11.4 There are some buildings of brick and of gritstone and Magnesian limestone but most are rendered and painted. Of particular note, the Manor House is painted in a black and white chequer-board pattern

Roof details:

- 11.5 The majority of buildings have Westmorland or stone slate roofs, but Welsh slates and pantiles are also found. 9 Water Bag Bank (Manor Cottage) is notable for its thatched roof. Most buildings present their eaves to the street, but a notable exception is 11 Waterside, whose prominent gable dominates the junction of Waterside and Water Bag Bank.



Waterside seen from across the river on Long Walk.

Windows:

- 11.6 Again, it is difficult to generalise about window types, other than to say that more 'polite' buildings are likely to have vertical sliding sashes, whilst other buildings are likely to have a variety of window types - Yorkshire sliding sashes, casements and modern replacement windows in both timber and plastic.

Listed Buildings

- 11.7 There are 16 listed buildings, together with High Bridge (Low Bridge is considered within the Abbey Road character area), Gallons Steps and the weir at Castle Mill. The most notable are:

● The Viaduct (Grade II*)

The original viaduct, built in 1848 by the East & West Yorkshire Junction Railway (EWYJR), collapsed the following year. The present viaduct, with the Castle Knaresborough's most iconic 'building', was completed in 1851 by Thomas Grainger and allowed



The Viaduct seen from Waterside.

the EWYJR to link up with the Leeds & Thirsk Railway at Starbeck. The four-arched viaduct, of gritstone, is some 100m long and 30m high with an embattled parapet paying respect to the Castle.

● **High Bridge (Grade II)**

Rebuilt in 1773 (probably as part of a network of turnpike roads) with nineteenth and twentieth century widening and restoration. Coursed squared gritstone. Of two segmental arches with rock faced voussoirs and pointed cutwaters to both sides. High Bridge is also a Scheduled Ancient Monument.

● **1 (Tenter Lodge) & 3 Waterside (Grade II)**

A curious, castellated, red brick building with a square tower (now divided into two). Built in the early nineteenth century for William Ibbetson, with later nineteenth century additions and alterations. Westmorland slate roof.

● **The Old Manor House, Waterside(Grade II)**

This stone and timber framed, rendered

house, roofed predominantly in stone slates, probably dates from the mid to late seventeenth century and has fine interior panelling and a fireplace of 1661.

● **Manor Cottage, Water Bag Bank (Grade II)**

Picturesque timber and stone rendered cottage with a gabled thatched roof, dating from the sixteenth - seventeenth century and restored after a fire in 1965. Prominent when viewed from the west along Waterside.

● **Castle Mills (Grade II)**

A group of mill buildings, the first dating from c.1770. Mixed gritstone and brick. Originally a paper mill, it first became a cotton mill (c.1790) and then (c.1811) a linen mill. It continued in use as a linen mill until 1972, but then fell into decay. Rather over-zealously restored and converted to residential use in the late twentieth century.

● **Bridge (or March) House (Grade II)**

An imposing early nineteenth century house of Magnesian limestone with a Westmorland slate roof. The principal elevation faces Abbey Road.



Castle Mills from across the river.

11.8 A full list of Buildings of Special Architectural or Historic Interest is given in Appendix C.

Unlisted buildings of note (see para. 6.8)

11.9 A number of buildings have been so identified and are shown on the Analysis & Concepts Map. Most of the more important buildings are listed, but among unlisted buildings of note are:

Former da Mario's Restaurant

This recent, long, low range of buildings with exposed timber framing replaced a previous restaurant building on the site. Following the recent closure of the restaurant, it has been converted to a private house. Whilst bearing little direct relationship to other buildings in Knaresborough, its contribution can be considered to be a positive one.

The Boat House

Although of no particular architectural distinction, this recently restored building encloses the bottom of Gallons Steps and helps to create a distinct space at the junction of Gallons Steps with Waterside.

11.10 The rear of St John's Church Hall is also a dominant building viewed from Waterside, though located within the West of the Railway Line character area, as are many of the buildings on the south side of Kirkgate, within the Town Centre/York Place character area.

11.11 Two other unlisted buildings, whose impact is more neutral but which are nevertheless of note, are:

11 Waterside

This tall, four-storey, rendered and painted house occupies a very prom-

inent position and dominates the junction of Waterside with Water Bag Bank. The balconies and heavy barge-boards to the gable of the prominently projecting roof are unfortunate details which detract from this picturesque part of the Conservation Area.

20 Waterside

This originally quite modest house was greatly extended at the end of the twentieth century by the importation and re-erection of a timber framed building, reputedly from Shropshire. Nevertheless, because of the wide variety of building styles and materials in Knaresborough, it does not appear unduly alien or intrusive.

Landmark Buildings

11.12 Buildings which have been identified as Landmark Buildings in view of their prominent location in the townscape are shown on the Analysis & Concepts Map.

Buildings in need of significant repair or enhancement

11.13 2 Waterside

These buildings at the junction with High Bridge present a neglected appearance. Whilst they could be refurbished and superfluous signage removed, it is understood that they have been sold for redevelopment. If redeveloped, any building which takes their place should be of appropriate scale and to the highest standard of contextual design in this very prominent location.

Landscape character, features & topography

11.14 The western end of Waterside between High Bridge and Castle Mills is perhaps

the most scenic area of Knaresborough and one which attracts many tourists. The river itself and the café and boating facilities are the major attractions, as well as the generally constricted nature of waterside as it runs between buildings, walls and cliff. Particularly picturesque is the steep Water Bag Bank with its cobbles and stone flagged footway and the space formed at its junction with Waterside. A similarly focal point is at the junction of Gallons Steps (a feature of interest in itself) with Waterside.

11.15 Where the carriageway is not directly enclosed by buildings, gritstone walls are an important feature of the area. The tall, stepped, retaining wall in front of 1-3 Waterside is particularly noteworthy.

11.16 The cliff, an important feature along much of Waterside, is especially dominating below the Castle, just north of Castle Mills.

11.17 South of Castle Mills, Waterside changes character, becoming much more open and less enclosed. The north-east side consists mainly of detached post-war houses, giving way to terraces of recently



constructed houses (on the site of the former gas retort house and abattoir). Between the south-west side and the river, the land remains largely open, apart from one or two isolated dwellings and the holiday cottages of Uncle Tom's Cabin. Two fields remain, one of which is in the ownership of 20 Waterside. Another field is used as a public car park. Beyond the last field, the former gas works has been redeveloped with modern semi-detached or terraced housing.

11.18 At the west end of Waterside, important open spaces are the garden area between 2 Waterside and the Printing Works and the small public sitting area at river level between the Viaduct and the house to the east, both adjacent to the river. Further downstream, the open spaces already referred to are important to the character of this part of Waterside.

11.19 The other side of the River Nidd, between the entrance buildings to the Dropping Well Estate and the Badger's Hill holiday cottages at the western end and the Mother Shipton Inn at the eastern end, is entirely undeveloped. A footpath, the Long Walk, enables paying visitors to walk between Harrogate Road and Blands Hill and to access the tourist attractions of Mother Shipton's Cave and the Dropping (or Petrifying) Well.

11.20 The Long Walk developed as a means of accessing the Dropping Well and enabling visitors to enjoy views of the river gorge and the Castle ruins. In about 1739, the landowner Sir Henry Slingsby improved

the path and planted trees along the river bank. It was described as a 'beautiful and romantic walk' in 1807 and its popularity continues. In 1994 the Long Walk, defined as the area between the two bridges and between the river and the open fields beyond, was included in English Heritage's Register of Historic Parks and Gardens. In 2000 the boundary was extended to include the river itself.

- 11.21 The main feature of the area is its mature deciduous trees, which can be readily enjoyed from the north-east bank of the river itself and from viewpoints such as the Castle and the 'Surprise View', as well as from within the area itself. It forms a visual boundary to the Conservation Area on this side. Part of the area between the Viaduct and Castle Mills Weir is used for visitor parking, but this is not overly intrusive.
- 11.22 Notable views within, into and out of the Waterside/Long Walk character area are shown on the Landscape Analysis Map. In some locations, pruning and crown thinning of riverside trees would improve views of the river.

Landmark Trees

- 11.23 The majority of important trees in the Waterside & Long Walk character area are located within the Historic Park/Garden and it would be impossible to identify these individually. On the more open stretch of Waterside below Castle Mills, Landmark Trees have been specifically identified and are shown on the Landscape Analysis Map. (Physically, some of these lie within Bebra Gardens in the Castle Precinct character area but their main impact is on Waterside.)

Hard spaces in need of repair or enhancement

- 11.24 Apart from Water Bag Bank and Gallon Steps, the whole of the carriageway (and the footway where it exists) is of bitmac. The stretch of Waterside between High Bridge and Water Bag Bank has a particularly picturesque character and it would be desirable, if funds could be found, to pave this area in traditional materials to provide continuity of surface with Water Bag Bank. A second stage could be to extend this as far as Gallons Steps and 19 Waterside, where there are already some cobbles and where it would enhance the setting of adjacent listed buildings. The area to the north of Waterside between the Viaduct and 17 Waterside, formerly the car park for da Mario's restaurant, has planning permission for the construction of two houses. It is hoped that these will enhance the appearance of this section of Waterside.



Waterside's bitmac surface.

Green spaces in need of repair or enhancement

- 11.25 Particular green spaces requiring enhancement have been identified:

1. The public car park to the south of Castle Mills is very open to view and the area where cars park has been considerably eroded.
2. The other area is the small field to the north side of Waterside between 41 Waterside and the house on the site of the former gas retort house.
3. Viaduct Terrace

Spaces between and around buildings/ surface treatment and materials

- 11.26 Upstream of Castle Mills, most houses abut the highway and, in many cases, rear garden space is also limited by the constraints of the river and the cliff, though 1 Waterside (Tenter Lodge), 8 Waterside and the Old Manor House have quite extensive curtilages to the rear or side of the house. Downstream, 31-41 Waterside are raised above the level of the road and are set well back from it behind hedges. 20 Waterside has an enormous area of land extending to the river, the domestication of which, to a degree, impacts adversely on this part of the Conservation Area. Apart from Bridge House, both new and old houses at the extreme east end of Waterside have very small curtilages.
- 11.27 The triangular spaces formed at the junctions of Waterside and Water Bag Bank, and Waterside and Gallons Steps are particularly focal. Buildings and/or walls are complemented by cobbles. The whole of Water Bag Bank is cobbled, apart from a broad York stone footway at the same level as the cobbles on the south side.

12.Character Area Analysis - F: Briggate & Castle Ings

12.1 This area is perhaps the least interesting part of the Conservation Area and was included principally to provide continuity along Briggate between Gracious Street and Low Bridge, and to avoid what would otherwise have been a 'hole' in the Conservation Area.

Form & character of buildings

General form:

12.2 Whilst the lower section of Briggate has a number of two storey cottages, dating to the nineteenth or early twentieth centuries, many of these have been spoiled by permitted development which has resulted in many undesirable alterations to doors and windows.

12.3 On the west side of Briggate, Fisher Gardens, enclosed by Wellington Street, Brewerton Street, Castle Ings Road, Union Street and Briggate, was redeveloped as three storey flats in the early post-war period. Their general form and materials - uncoursed sandstone walls, timber boarding and concrete tiled roofs - bear little relation to the surrounding area or to the character of the Conservation Area as a whole.

12.4 At the southern end of Castle Ings Road, there are more recent brick houses and flats, as well as older houses, including five former Council houses. Castle Ings Close and the adjoining west side of Castle Ings Road were developed around the mid-twentieth with a mix of fairly ordinary detached and semi-detached houses.

Materials:

12.5 Terraced Cottages on Briggate are generally of brick or render, though there is some Magnesian limestone. Roofs of traditional cottages are mainly of Welsh slates or pantiles, though some have modern concrete roof tiles.

Roof details:

12.6 Roofs are generally of normal pitch for the materials employed and mainly have plain eaves and verges.

Windows:

12.7 Whilst most windows would originally have been vertical sliding sashes, the majority of these have been replaced over time with casement, top-opening or 'EJMA'* type windows, often in plastic. (* EJMA stands for English Joinery Manufacturers' Association and is used to describe their standard post-war designs. These were often horizontally proportioned with side-hung casements and with centrally or asymmetrically located top-opening lights, depending on the overall design. They bore little resemblance to traditional vertical or horizontal sliding sashes or to traditional casements. Top-opening windows which pretend, very unconvincingly, to be vertical sliding sashes, have largely superseded them.

Listed Buildings

12.8 There are five listed buildings in the Briggate/Castle Ings character area:

● **35 Briggate (Kirkness Cottage) (Grade II)**

Dating from the late sixteenth century

with twentieth century restoration, this timber framed, rendered cottage is partly cut out of the bedrock and retains many original internal features.

● **108 Briggate (Grade II)**

Dating from the early nineteenth century and constructed of coursed Magnesian limestone with a Westmorland slate roof, this two storey house is built into the steep slope of Briggate at this point. The house retains its sash windows.

● **110 & 112 Briggate (Grade II)**

Dating from the mid to late eighteenth century, this pair of three storey brick houses (110 with a stone slate roof, 112 with a Westmorland slate roof) retains sash windows. 108, 110 and 112 were all restored in the late twentieth century.

● **1 & 2 Castle Ings Gardens (Grade II)**

Originally a row of three cottages, dating from the eighteenth century with early nineteenth and twentieth century alterations, now combined into a single house. Roughcast rendered, with part stone slate, part Welsh slate roof. The house fronts on to the garden but presents some sash windows to the ginnel leading from Brewerton Street to Mill Steps.

Unlisted buildings of note (see para. 6.8)

12.9 The buildings so identified are shown on the Analysis & Concepts Map. A high proportion of the traditional cottages which front onto Briggate or Wellington Street have lost much of their character through the exercise of 'permitted development' rights,



The top of Briggate.

mainly as a result of re-roofing in concrete tiles, and the replacement of the original doors and windows, frequently in PVCu. However, it would be possible to restore these original features and, in spite of this erosion of character, these houses and cottages continue to provide enclosure to Briggate and therefore to contribute to the character of the Conservation Area.

Landmark Buildings

12.10 No individual buildings in the Briggate/Castle Ings character area stand out sufficiently to be considered Landmark Buildings.

Buildings in need of significant repair or enhancement

12.11 No buildings in need of repair have been identified, but it would be highly desirable to discourage further alterations under permitted development to the unlisted terraces fronting Briggate and to encourage the reinstatement of original features where these have been lost.

Landscape character, features & topography

12.12 Stone walls make a particularly important contribution to the Briggate/Castle Ings character area on Briggate, Brewerton Street and Castle Ings Road, often as retaining walls to footways or front gardens. Other features of interest are the highly ornamented cast-iron gates and gate piers at the entrance to Bebra Gardens and the bracketed lantern fixed to the corner of 1 & 2 Castle Ings Gardens. These features are shown on the Analysis & Concepts Map.

12.13 The views from Thistle Hill and Blands Hill towards Holy Trinity Church are particularly iconic ones. These and other views are also shown on the Landscape Analysis Map.

Landmark Trees

12.14 It is difficult to identify more than a few specific trees as being of particular importance in the Briggate/Castle Ings character area and these are shown on the Landscape Analysis Map. The Silver Birches planted within the curtilage of Fisher Gardens, whilst hardly constituting Landmark Trees, nevertheless help to soften the impact of these buildings on Briggate.

Hard spaces in need of repair or enhancement

12.15 No particular hard spaces in need of repair or enhancement have been identified, though some bitmac footways are a little decayed.



Across the road from Fisher Gardens, the houses front an elevated pavement.

Green spaces in need of repair or enhancement

12.16 No particular green spaces in need of repair or enhancement have been identified.

Space between and around buildings/surface treatment and materials

12.17 Most buildings on Briggate directly front the street or have small forecourts. 1-6 Briggate and the houses between 63 and 77 Briggate are set back from the frontage, the former with extensive front gardens. More recent houses off Castle Ings Road have gardens to front and rear. The space surrounding the Fisher Gardens development is generally grassed, except where hard standings are provided for car parking. Footways in the area are of bitmac.

13. Character Area Analysis - G: Abbey Road

- 13.1 The River Nidd and Abbey Road form a 'V' between Low Bridge and Grimbald Bridge. For convenience, therefore, the inner side of the 'V' will be described as 'north' and the outer side as 'south'. Similarly, upstream will be described as 'west' and downstream as 'east', though this may not strictly be the direction at any particular location.
- 13.2 Most of the western part of the character area was developed sporadically in the inter-war period with detached houses in large plots. East of 51 Abbey Road (north side) and Thistle Cottage (south side), apart from some post-war development, the area has a predominantly rural character.

Form & character of buildings

General form:

- 13.3 Buildings in this area are of two types - a number of old stone houses and cottages, generally dating back to the eighteenth or early nineteenth centuries, and twentieth century houses of a suburban character, those closer to the town centre dating mainly from the inter-war period, whilst those downstream date from the late twentieth century. Apart from The Abbey, a more 'polite' house, the older buildings are typical of their date, being mainly two storeys, long and shallow. The 'suburban' houses are usually more square and box-like in proportion. Eaves generally, though not invariably, face the street. Buildings nearer the town centre are generally set close to the road as a result of the short-

age of space between the crag and the River Nidd. Further east where the land flattens out and space permits, buildings are set well back from the road.

Materials:

- 13.4 The older buildings are generally constructed of gritstone with pantiled roofs. Later houses may be of stone, render or brick with varied roofing materials.

Roof details:

- 13.5 Traditional buildings generally have simple plain eaves and verges. It is difficult to make any generalisation about the more recent buildings.

Windows:

- 13.6 In traditional buildings, windows are generally Yorkshire sliding sashes or casements. The Abbey, a more polite building, has vertical sliding sashes. More recent buildings mainly have casements or top-opening windows, many having been renewed in plastic.

Listed buildings

- 13.7 There are six listed buildings or structures in the Abbey Road character area:
- **Chapel of Our Lady of the Crag (Grade I)**
This chapel, excavated from the cliff and dating from the early fifteenth century with late seventeenth and early eighteenth century alterations, was probably used as an oratory by workers at the nearby quarry. Its best known feature is the figure of a knight to the right of the door, probably made between 1695 and 1739.

- **St Robert's Cave (Grade II*)**

This cave and the foundations of an adjoining chapel (or outbuilding) have long been associated with St Robert of Knaresborough (1160-1218). It became a popular tourist attraction in the eighteenth century. In the late twentieth century Harrogate Borough Council carried out works to clear vegetation and improve access to, and interpretation of, the site. St Robert's Cave is also a Scheduled Ancient Monument.



The House in the Rock

- **The House in the Rock (Fort Montague) with attached wall to west (Grade II)**

This unusual house, of Magnesian limestone, of four storeys but only one room deep, cut into the face of the cliff, was built by Thomas Hill, a weaver, between 1770 and 1786. It became one of Knaresborough's tourist attractions and was, until recently, still lived in by his descendents.

● **The Abbey (Grade II)**

Built in the early eighteenth century with late eighteenth and nineteenth century additions and twentieth century alterations, of coursed rubble and brick with stone dressings and quoins, this is the most impressive house in the Abbey Road character area.

● **Low Bridge (Grade II)**

Rebuilt in 1779 in Magnesian limestone with two segmental arches and cutwaters (pointed upstream and rounded downstream).



Low Bridge from Abbey Road

● **Grimbald Bridge (Grade II)**

Built in the late eighteenth/early nineteenth century of coursed squared gritstone with two round arches and pointed cutwaters to both sides.

Unlisted buildings of note (see para. 6.8)

13.8 There are relatively few buildings overall in this predominantly unbuilt-up area, apart from at its western end. However, there are a number of unlisted buildings which make a positive contribution to the character and appearance of the

Conservation Area and these are shown on the Analysis & Concepts Map.

13.9 The great majority of these are all traditional pre-twentieth century buildings, though some have suffered from a degree of modernisation. A notable exception is Spitalcroft, a large, well-proportioned, inter-war house with unusual gables in a 'Cape Dutch' manner.

Landmark Buildings

13.10 The following have been identified as Landmark Buildings and are indicated on the Analysis & Concepts Map:

The House in the Rock
Prominent from Abbey Road itself and from Blands Hill

The Abbey
The most prestigious house in the Abbey Road character area

The Priory, Priory Farmhouse & Priory Cottage
Prominent at the bend where Abbey Road changes direction.

13.11 Similarly, the principal elevation of Bridge House, though the building lies west of Low Bridge and is therefore part of the Waterside character area, is seen to best advantage when looking west along the westernmost section of Abbey Road.

Buildings in need of significant repair or enhancement

13.12 The Abbey Road area is one of Knaresborough's most affluent residential areas and no buildings in need of significant repair or enhancement were identified.

Landscape character, features & topography

13.13 Landscape rather than buildings is principally what accounts for the inclusion of the Abbey Road area in Knaresborough Conservation Area. The Abbey Road character area which takes in land on both sides of the River Nidd is tightly constrained at its western end by the cliff or crag to the north and by less precipitous, but still rising, land to the south. The Conservation Area boundary generally follows these natural features. Proceeding downstream, in the vicinity of The Abbey and The Priory, the land begins to flatten out and the valley bottom expands, mainly to the north of the river. To the south, the land retains its steep slope, with Grimbald Crag providing the last outcrop of Magnesian Limestone before the Nidd Gorge peters out into the Vale of York.

13.14 In developmental terms, proceeding from west to east, the section of Abbey Road (and Spitalcroft to the south of the river) is essentially suburban in character, with individual detached houses set in fairly large plots (except where constrained by the river or the cliff). Although the majority of houses are undistinguished, the area has a pleasant residential quality to it with many garden trees and hedges. Immediately to the east of Low Bridge, an attractive grassed area has been created on the site of former public lavatories. On the south side of the road, between 22 and 26 Abbey Road, there is an extensive grassed verge.



Abbey Road.

13.15 Beyond the new house under construction immediately east of 51 Abbey Road, the character changes to become more genuinely rural. The few, but attractive, properties in this area have extensive gardens bounded by trees, hedges and stone walls of varying height. The steeply sloping land between Abbey Road and Abbey Crag is generally covered in natural woodland and there is an extensive network of footpaths connecting Abbey Road with the footpath running along the crag top and the new development. Two broader tracks, some 200m apart on Abbey Road, connect the latter with Abbey Crag Way and Abbey Mill Gardens in the new development. Upstream of The Abbey, under mature beeches, is Shaffey Dam - one of the few places where views of the river can be glimpsed. South of the river, beyond Thistle Cottage, there are no further buildings until Plompton Mill Farm is reached, but a footpath links Spitalcroft with Grimbold Bridge and Plompton.

13.16 Beyond Abbey Mill Farm on the north side of Abbey Road and opposite Priory Farmhouse on the south side, there is an area of late twentieth century development

(Abbots Knoll to Netherlands on the north and Abbey Court to Abbey Mill on the south). Although this is undoubtedly an attractive area in which to live, particularly in the case of those properties to the south of Abbey Road with their gardens extending down to the river and enjoying the view of the open land beyond, these developments as a whole cannot be said to contribute positively to the character of this part of the Conservation Area, though their setting generally in extensive well-treed grounds diminishes their impact, as do walls and hedges fronting the road.

13.17 From Netherlands and Abbey Mill the rural area continues to Grimbold Bridge, though there is some adverse impact from twentieth century development adjoining Abbey Road, as well as from the newer 'Abbey/Rievaulx' development beyond. Some screening is provided by trees at the edge of this development and by an important hedge fronting the field immediately west of Larchwood, whilst, on its western side, an area of scrubby woodland effectively obscures the new development from Abbey Road.



Grimbold Bridge

13.18 On the southern side of the Conservation Area boundary, between Wetherby Road and Plompton Mill Farm, a tall screen of *Cupressus leylandii* (not normally a plant to be encouraged) obscures much of the caravan park behind it. However, a new office building on the St James's Park development is visible from Abbey Road in the vicinity of Plompton Mill Farm. Caravans are readily visible from Abbey Road across the river in the space between Plompton Mill Farm and Grimbold Crag. It is not easy to obtain a good view of Grimbold Crag itself due to the late twentieth development along the south side of Abbey Road (Cedar Shingles to Abbey Mill).



13.19 Stone boundary walls add much to the character of the Abbey Road character area, particularly east of The Abbey. Hedges are also a prominent feature and do much to screen less appropriate recent development.

13.20 These features, together with notable views, are shown on the Analysis & Concepts and the Landscape Maps.

13.21 Particularly important green spaces are all those to the south of the river and those fields between Abbey Road and the river, and between the Priory and Abbey Court. The field to the south side of Abbey Road between Abbey Court and Cedar Shingles is of less importance, as the land falls away to the river and is largely invisible behind high hedges.

Landmark trees

13.22 The character of the Abbey Road character area depends much more on areas of woodland than on specific trees. However, a number of Landmark Trees have been identified and are shown on Map LG.



Much of Abbey Road is well-wooded.

Hard spaces in need of repair or enhancement

13.23 Apart from a small derelict area used for car parking at the westernmost end of Abbey Road (north side), there are no hard spaces in obvious need of repair or enhancement.

Green spaces in need of repair or enhancement

13.24 There might be scope for making more of a feature of the quarried area of the cliff between The Abbey and The Priory by improving the surface, but no other areas were identified.

Space between and around buildings/ surface treatment and materials

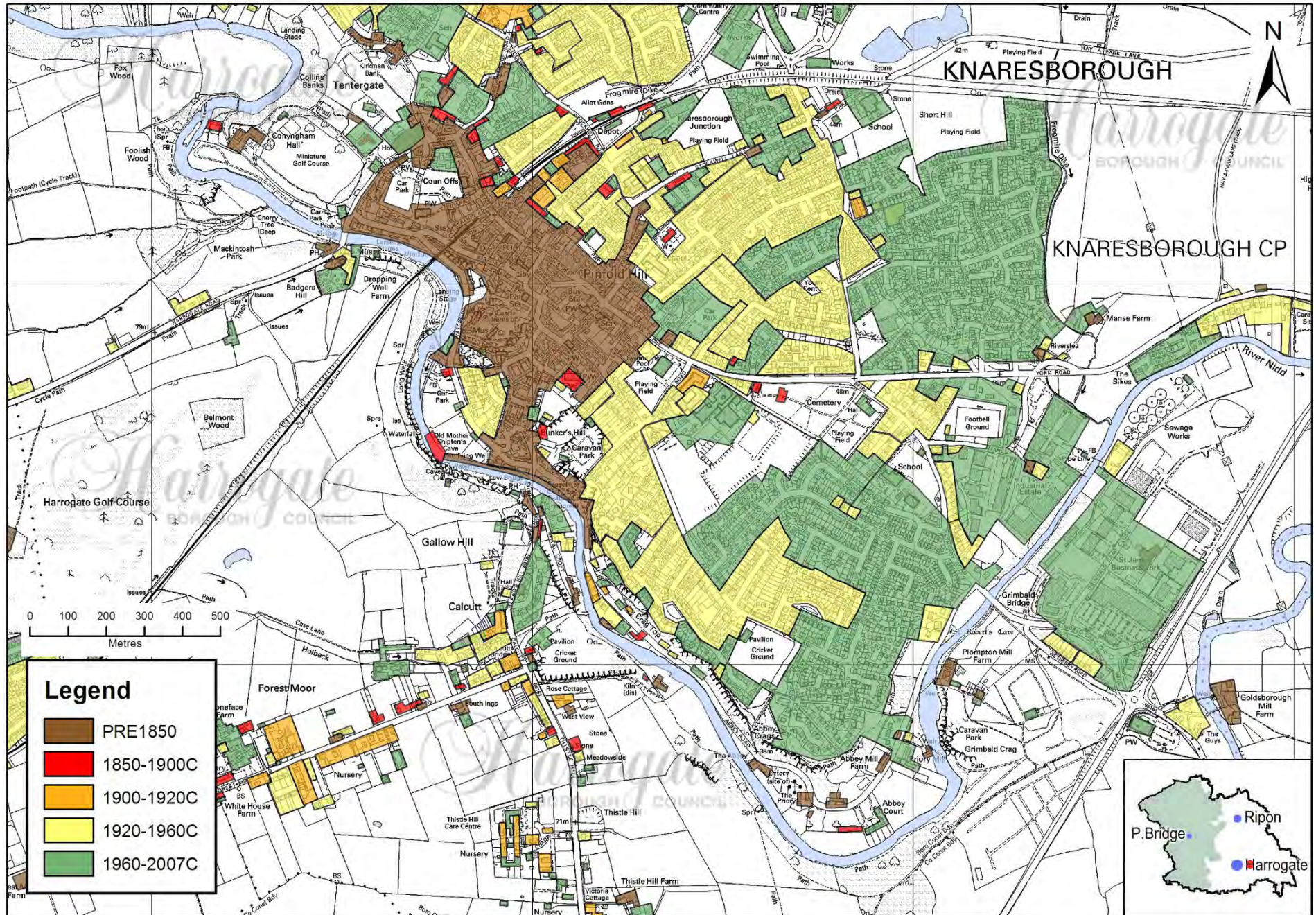
13.25 Most buildings are domestic and are surrounded by private gardens which are generally well maintained. There are few raised footways in the area. At one particular pinch point near the western end of Abbey Road, a white line painted on the carriageway provides for the segregation of pedestrians and vehicles whilst a barrier

across Abbey Road adjacent to Priory Farmhouse, when locked, prevents use of the road by through traffic. Abbey Road is surfaced in bitmac throughout.



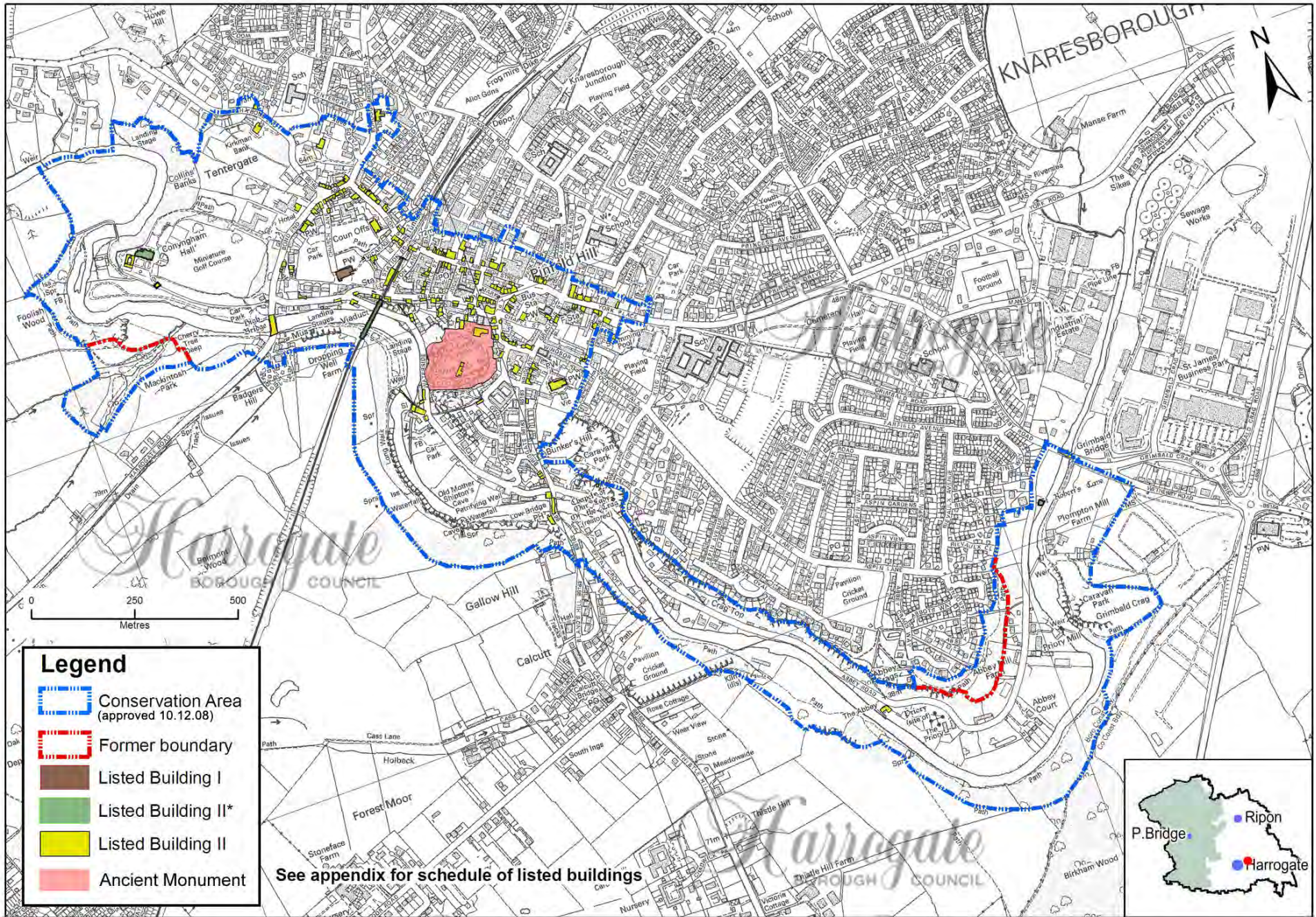
A public footpath leads steeply up the crag from Abbey Road.

Map 1: Historical development of Knaresborough (n.b. individual buildings in these broad areas may be of a different era)



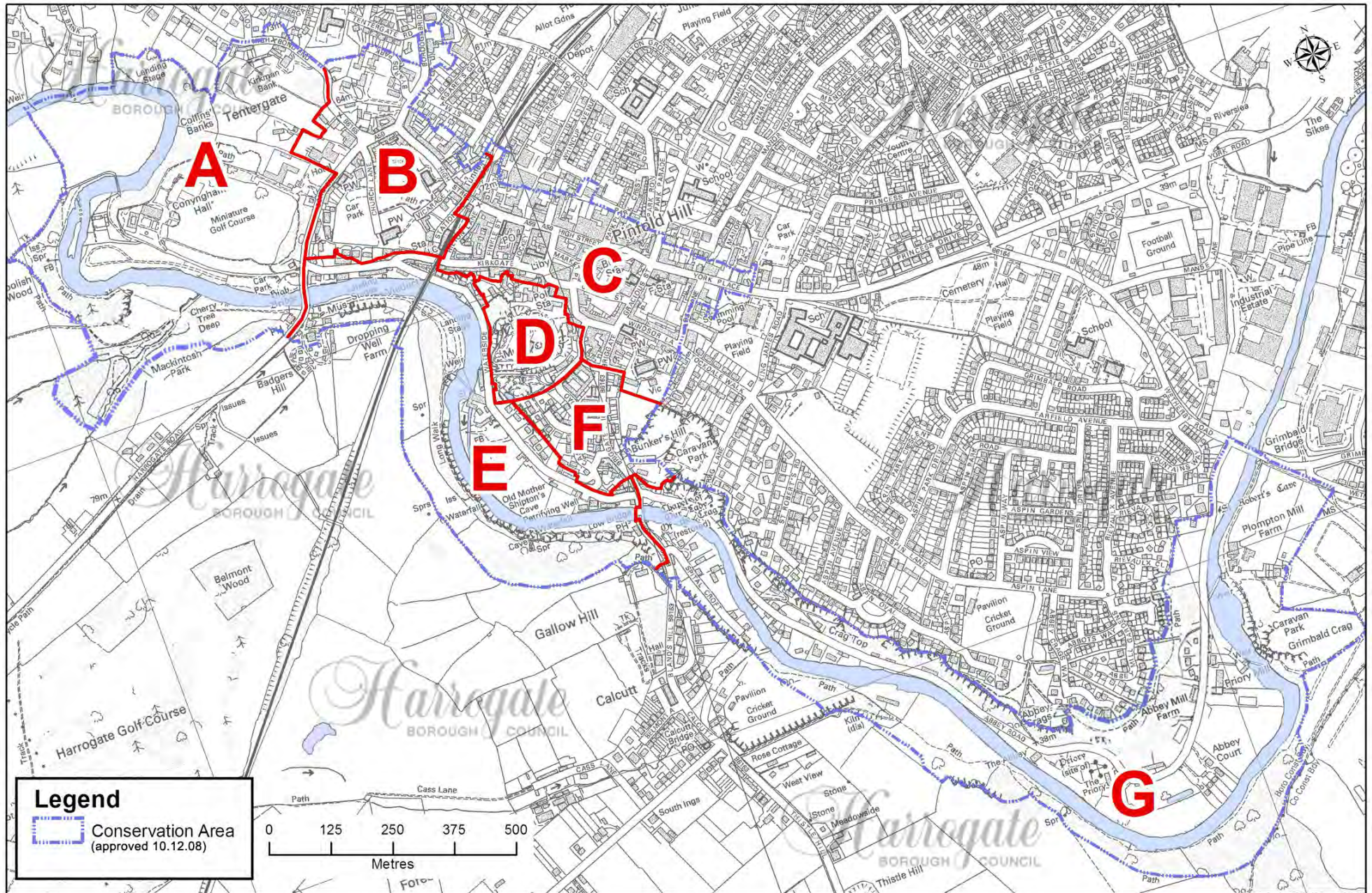
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Map 2: Knaresborough Conservation Area boundary



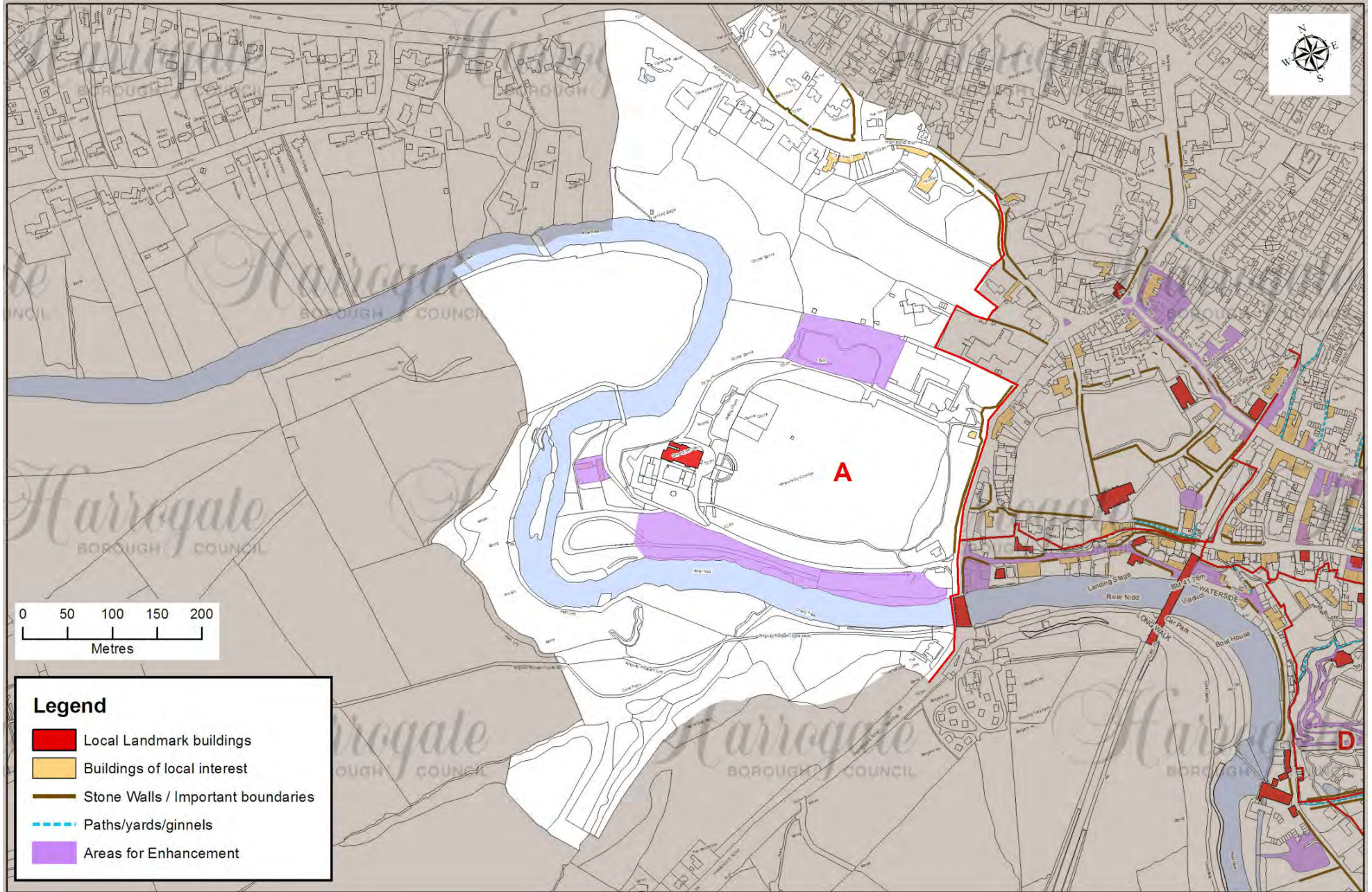
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Map 3: Character Areas



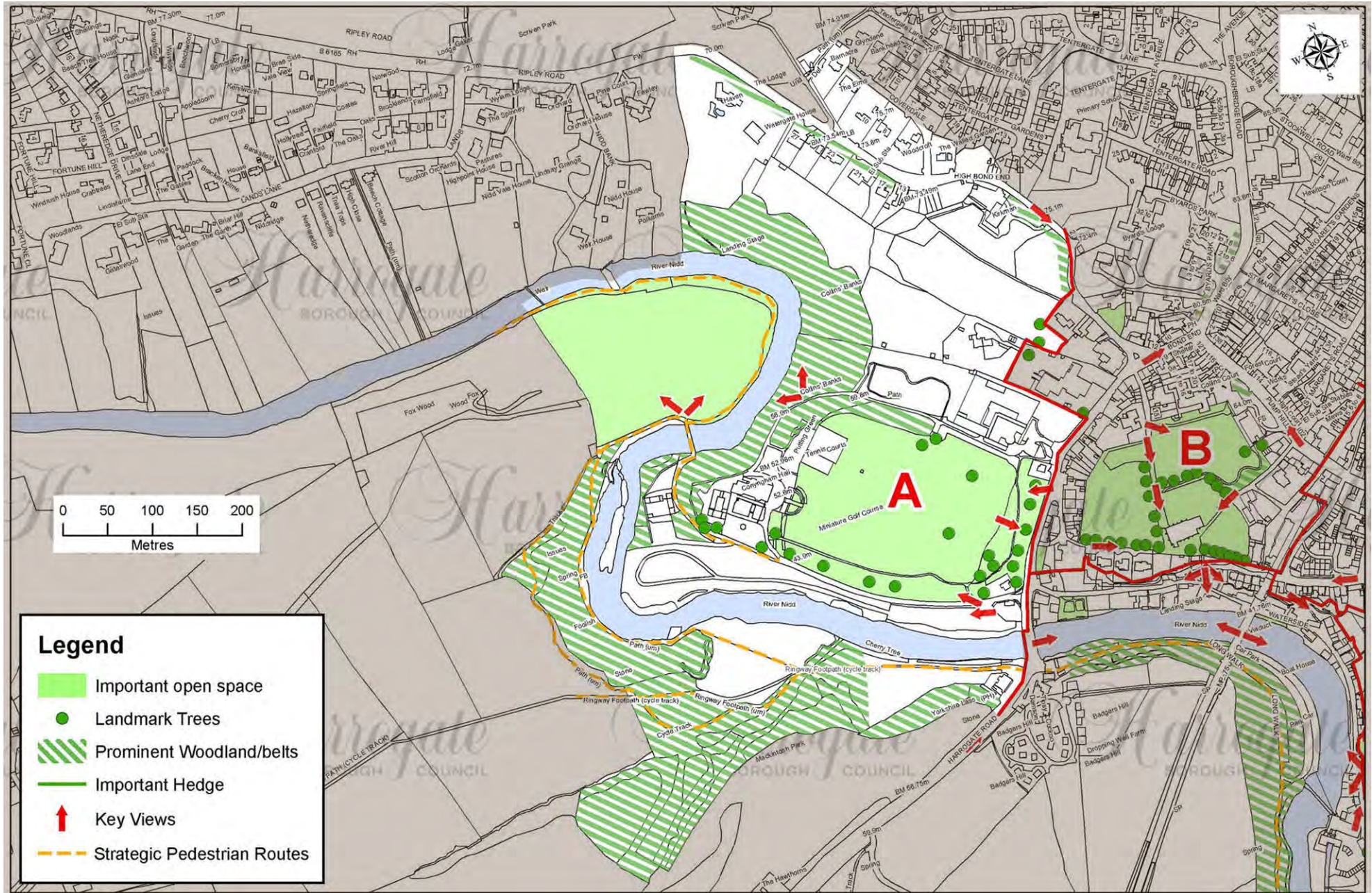
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Map CA: Character Area A: Conyngham Hall/High Bond End - Analysis & Concepts



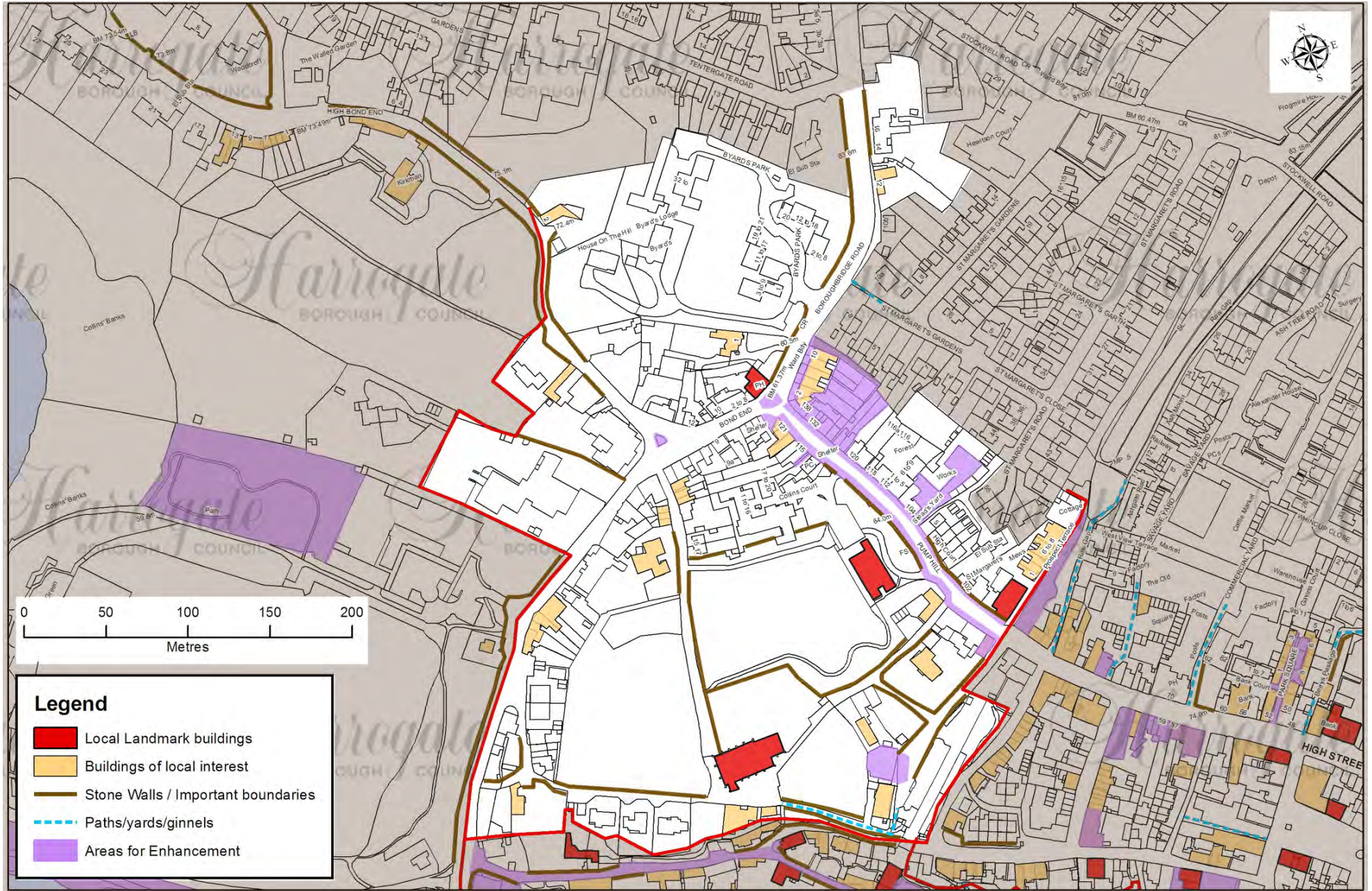
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Map LA: Character Area A: Conyngham Hall/High Bond End - Landscape



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Map CB: Character Area B: North-West of the railway line - Analysis & Concepts



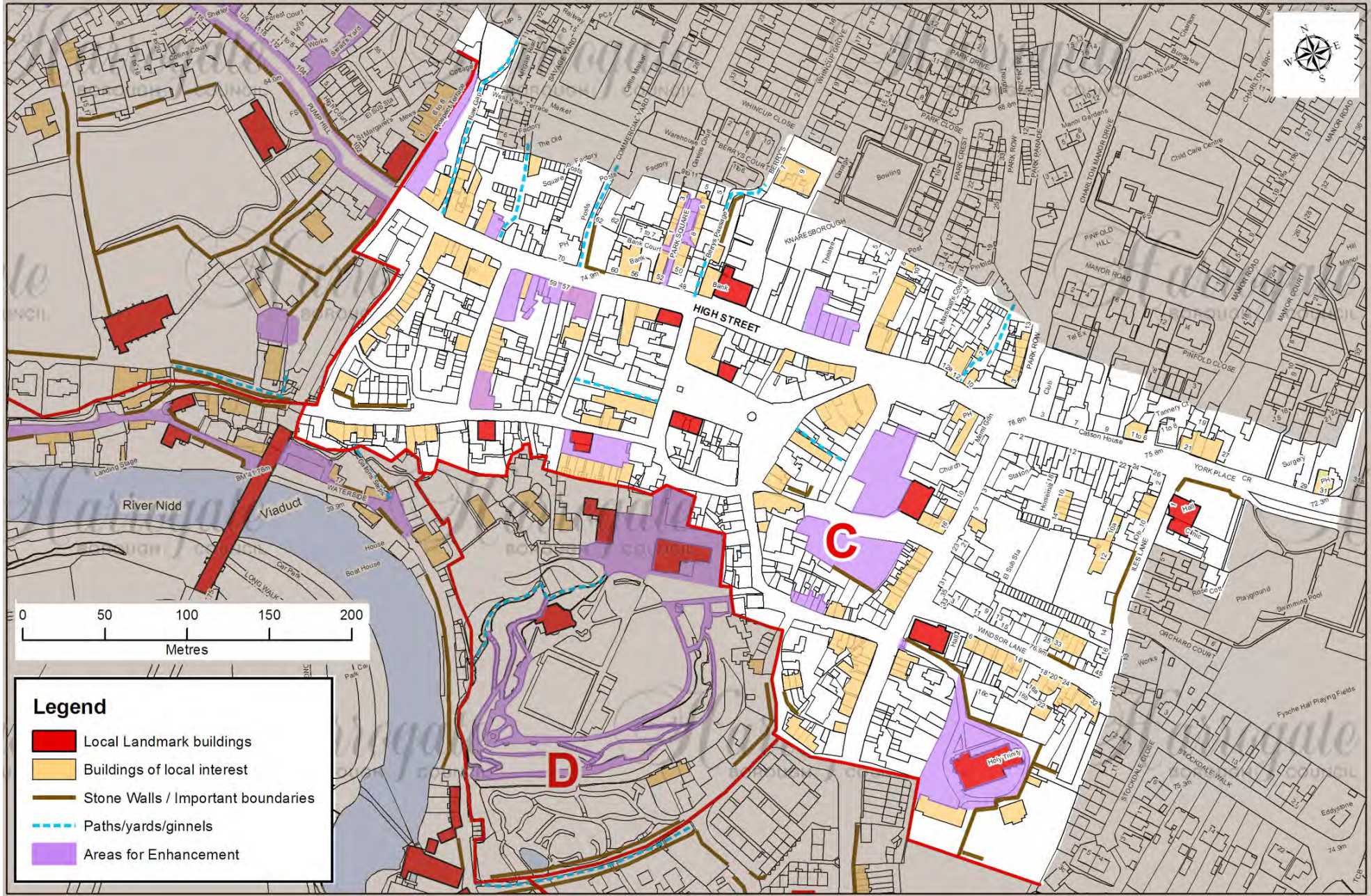
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Map LB: Character Area B: North-West of the railway line - Landscape



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Map CC: Character Area C: The Town Centre & York Place - Analysis & Concepts



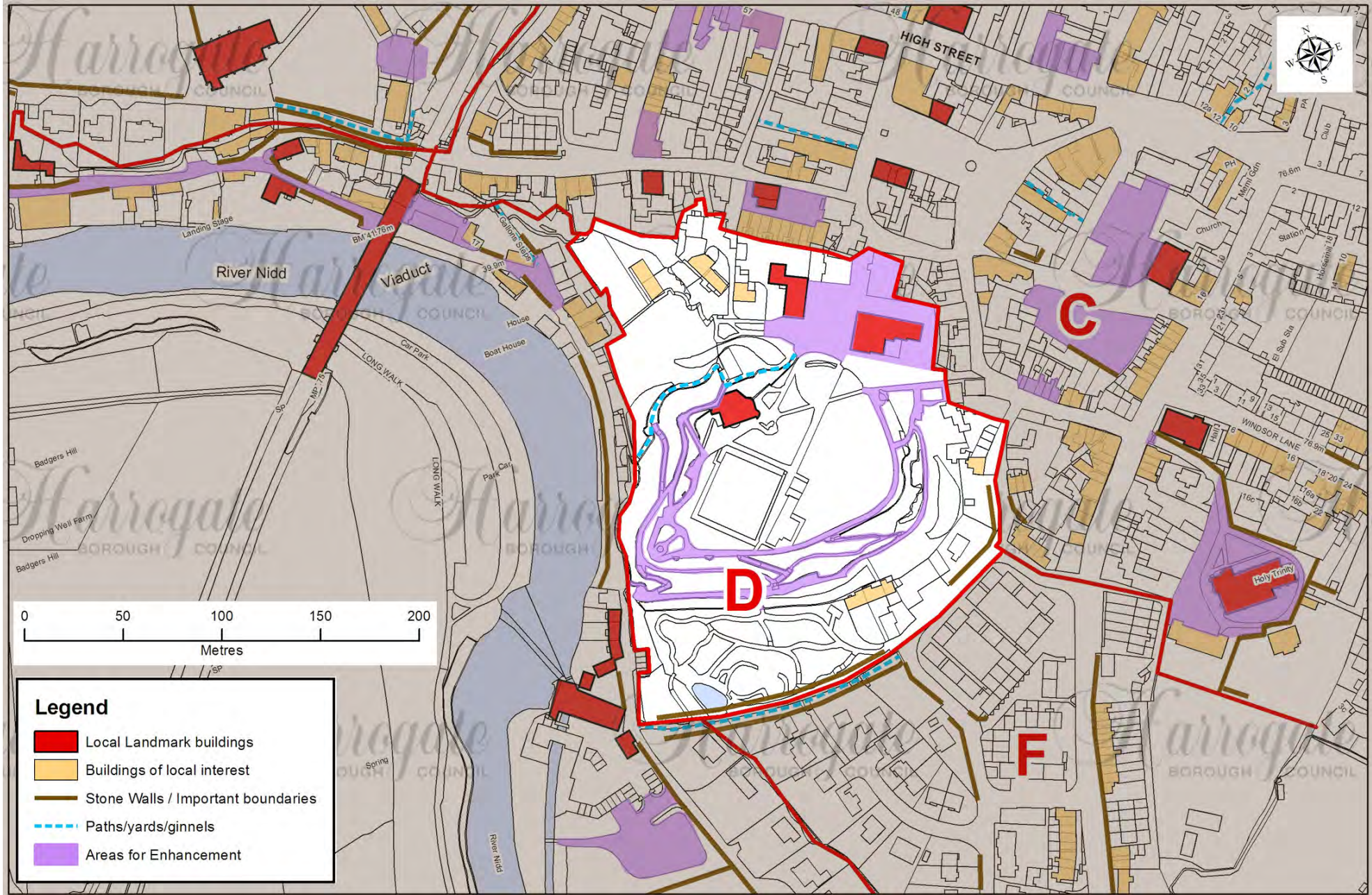
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Map LC: Character Area C: The Town Centre & York Place - Landscape



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Map CD: Character Area D: The Castle Precinct - Analysis & Concepts



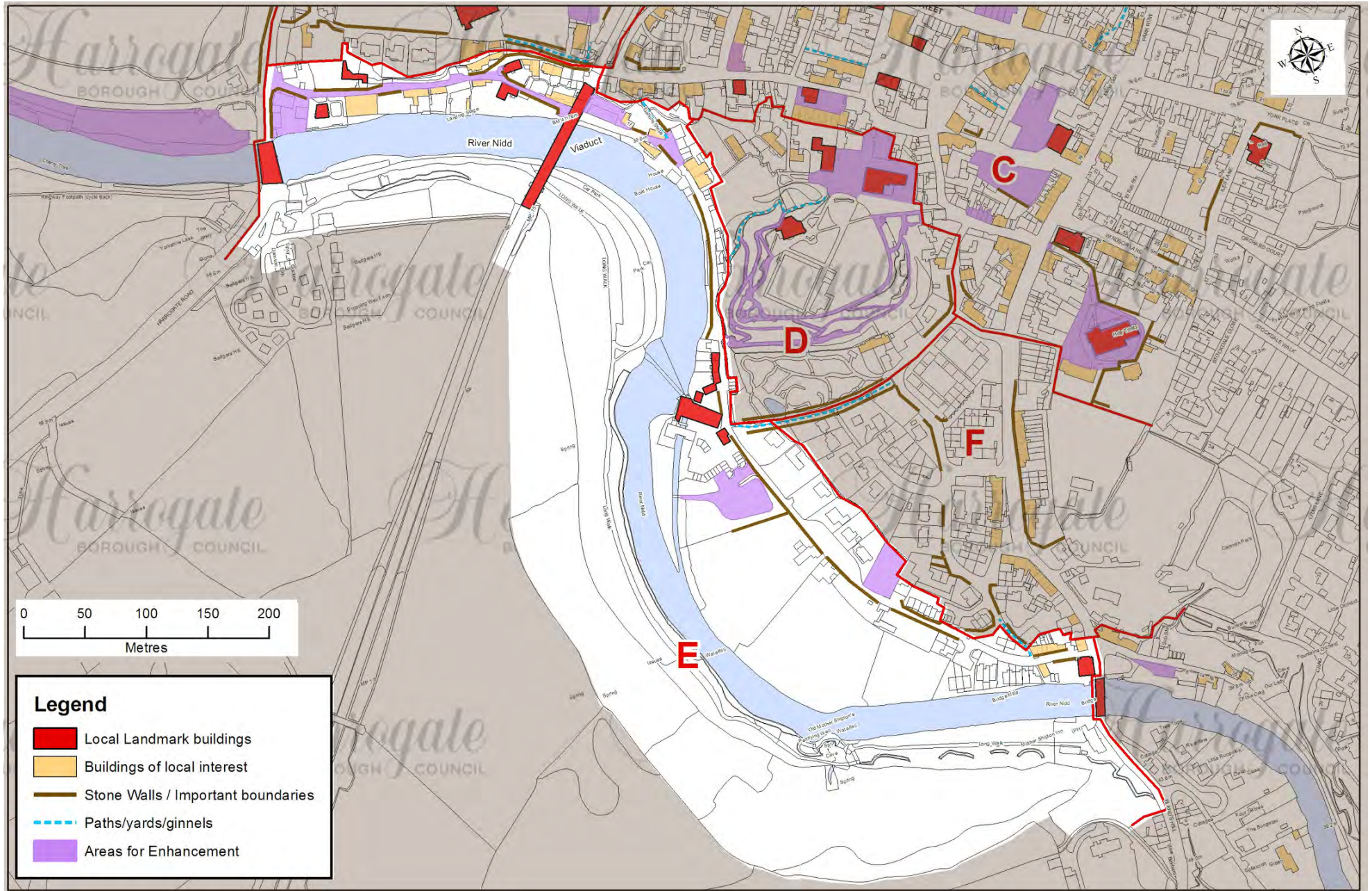
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Map LD: Character Area D: The Castle Precinct - Landscape



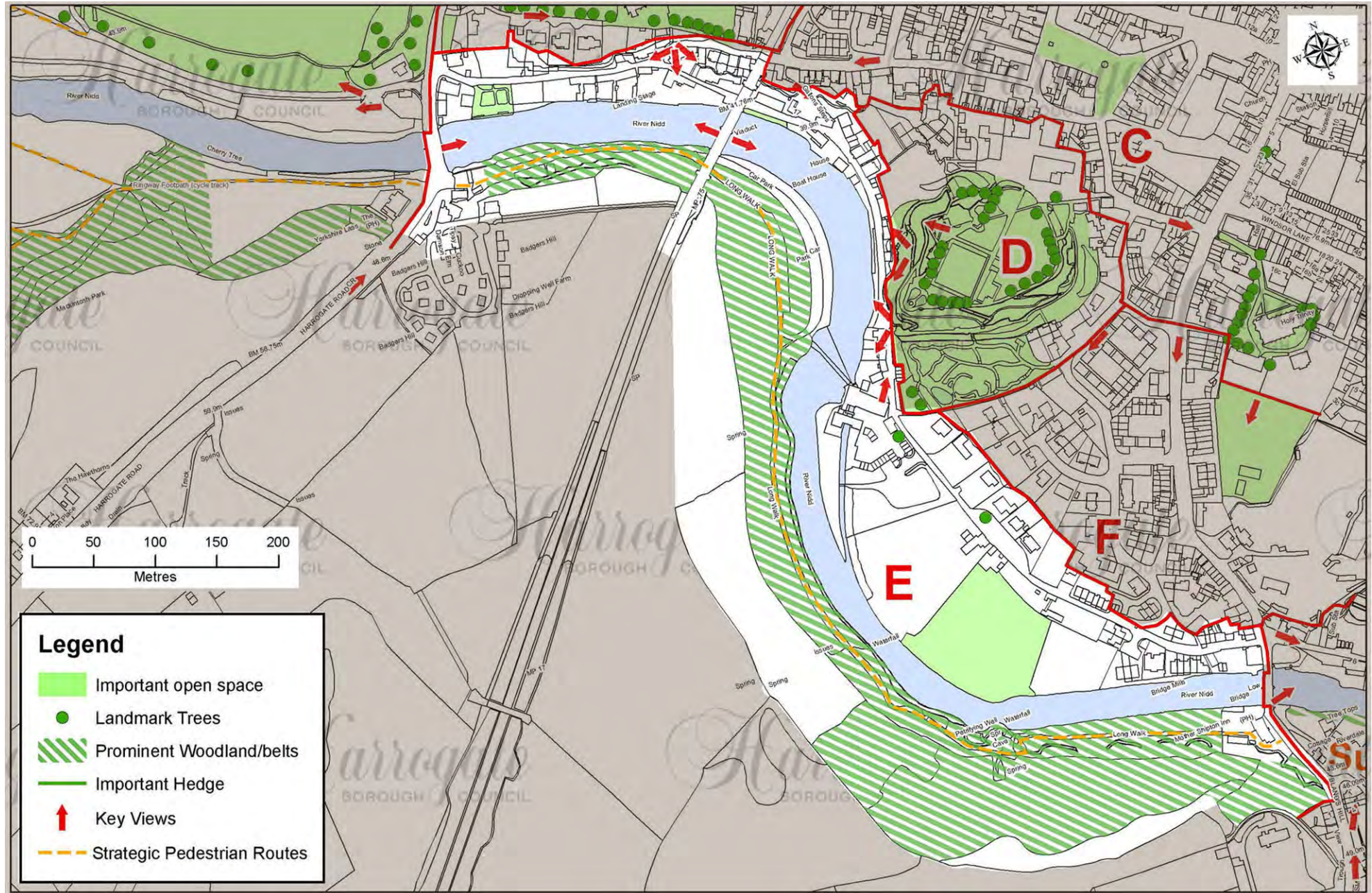
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Map CE: Character Area E: Waterside & The Long Walk - Analysis & Concepts



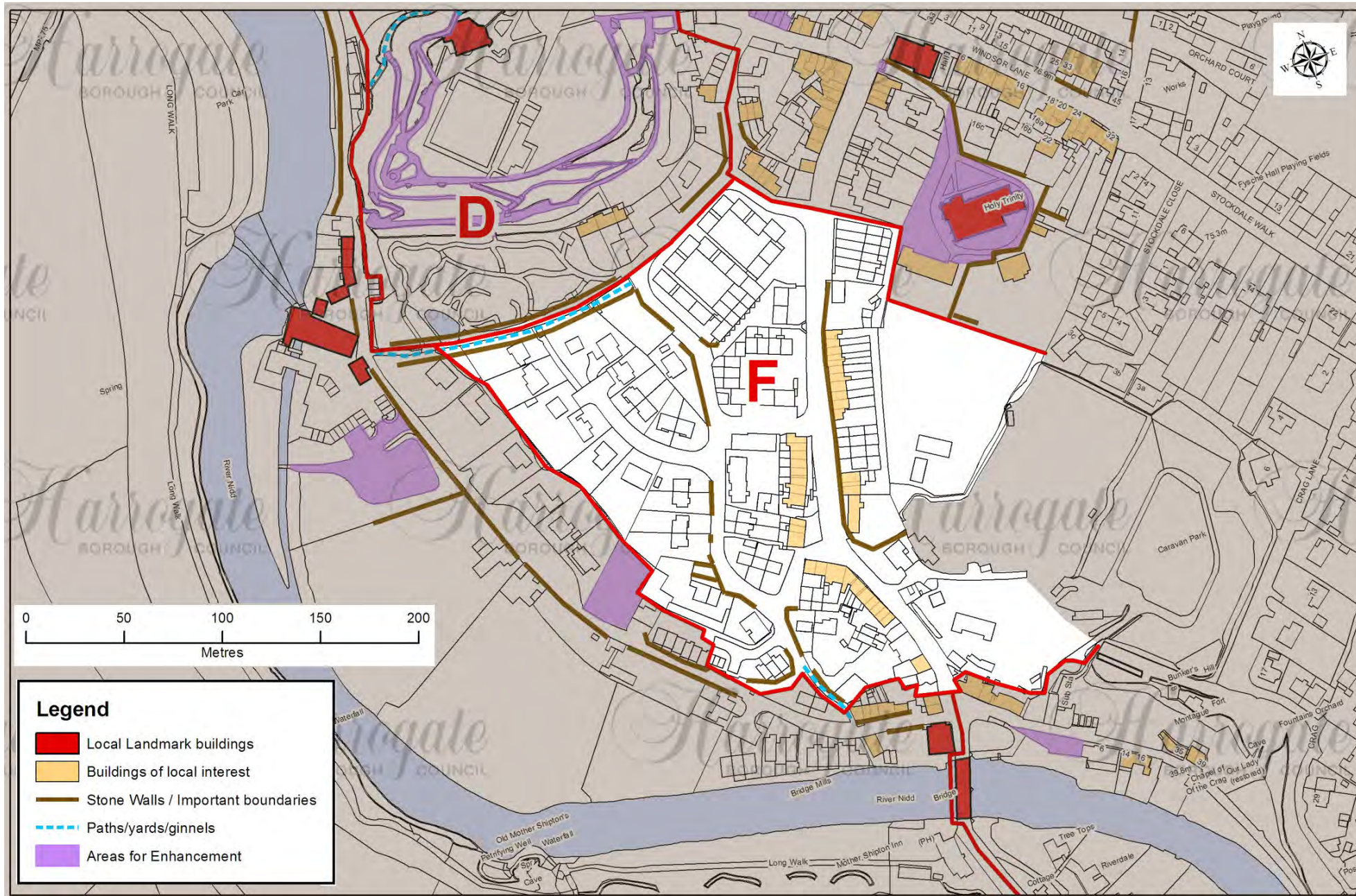
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Map LE: Character Area E: Waterside & The Long Walk - Landscape



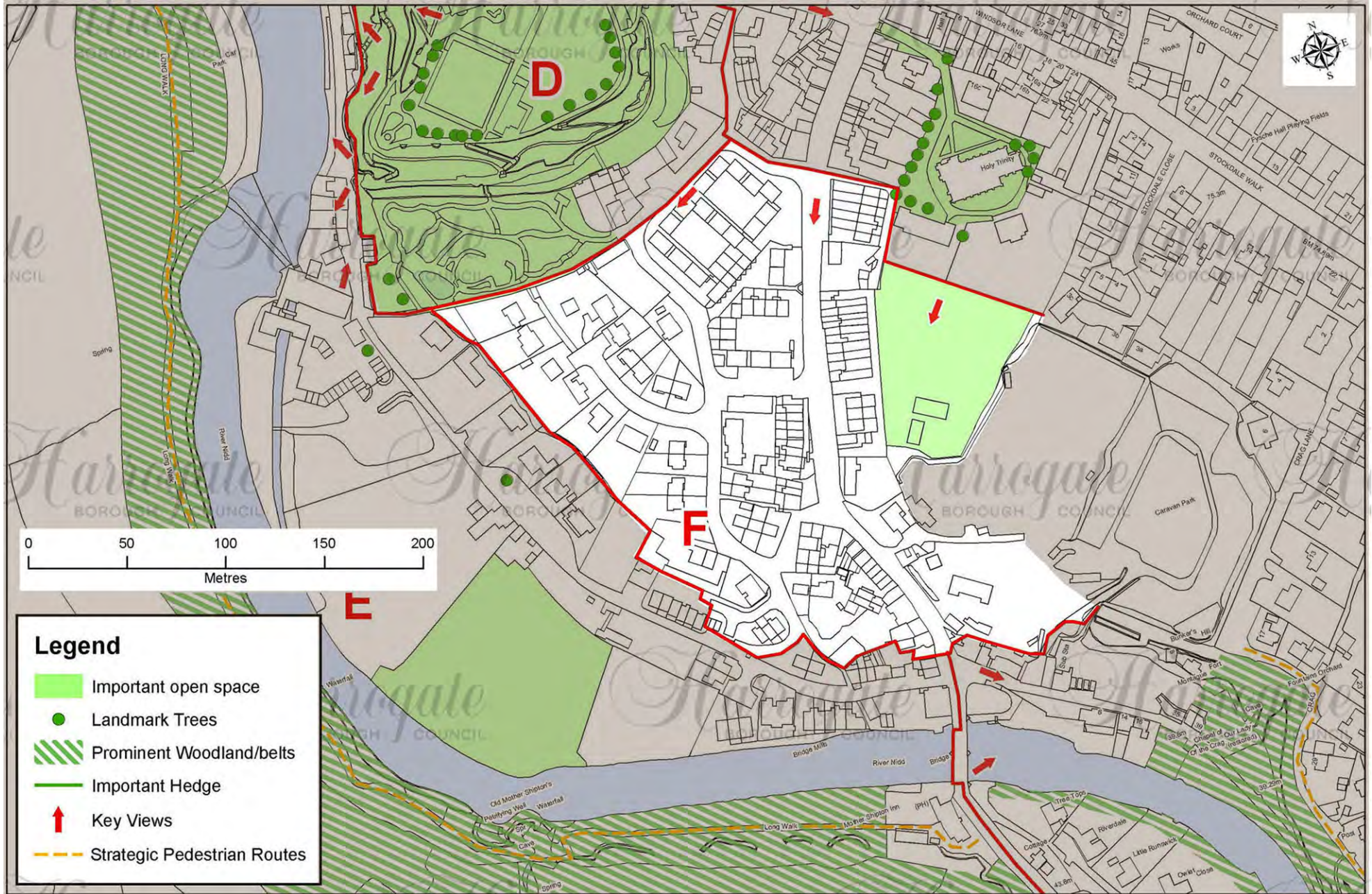
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Map CF: Character Area F: Brigade & Castle Ings - Analysis & Concepts



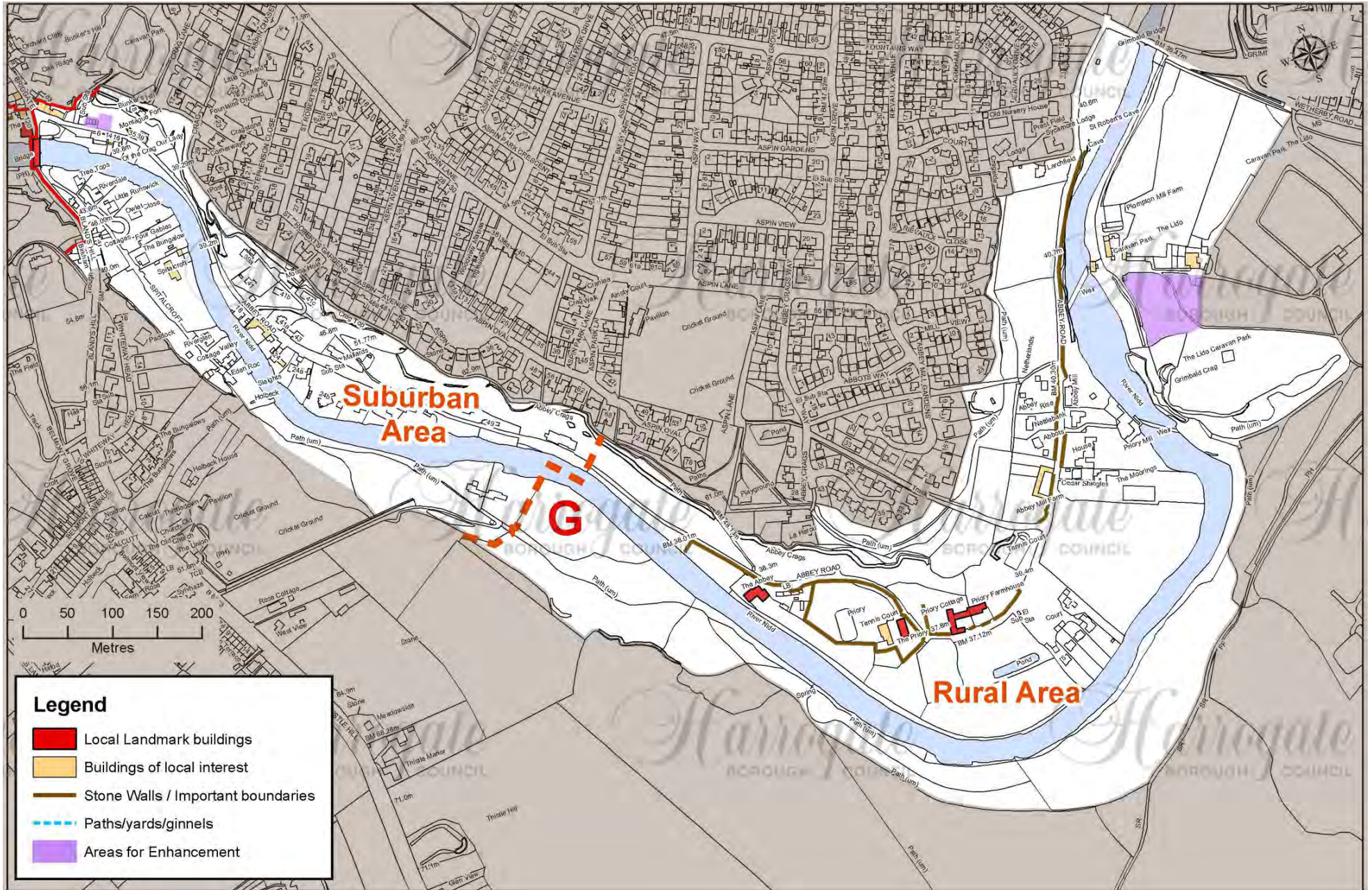
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Map LF: Character Area F: Briggate & Castle Ings - Landscape



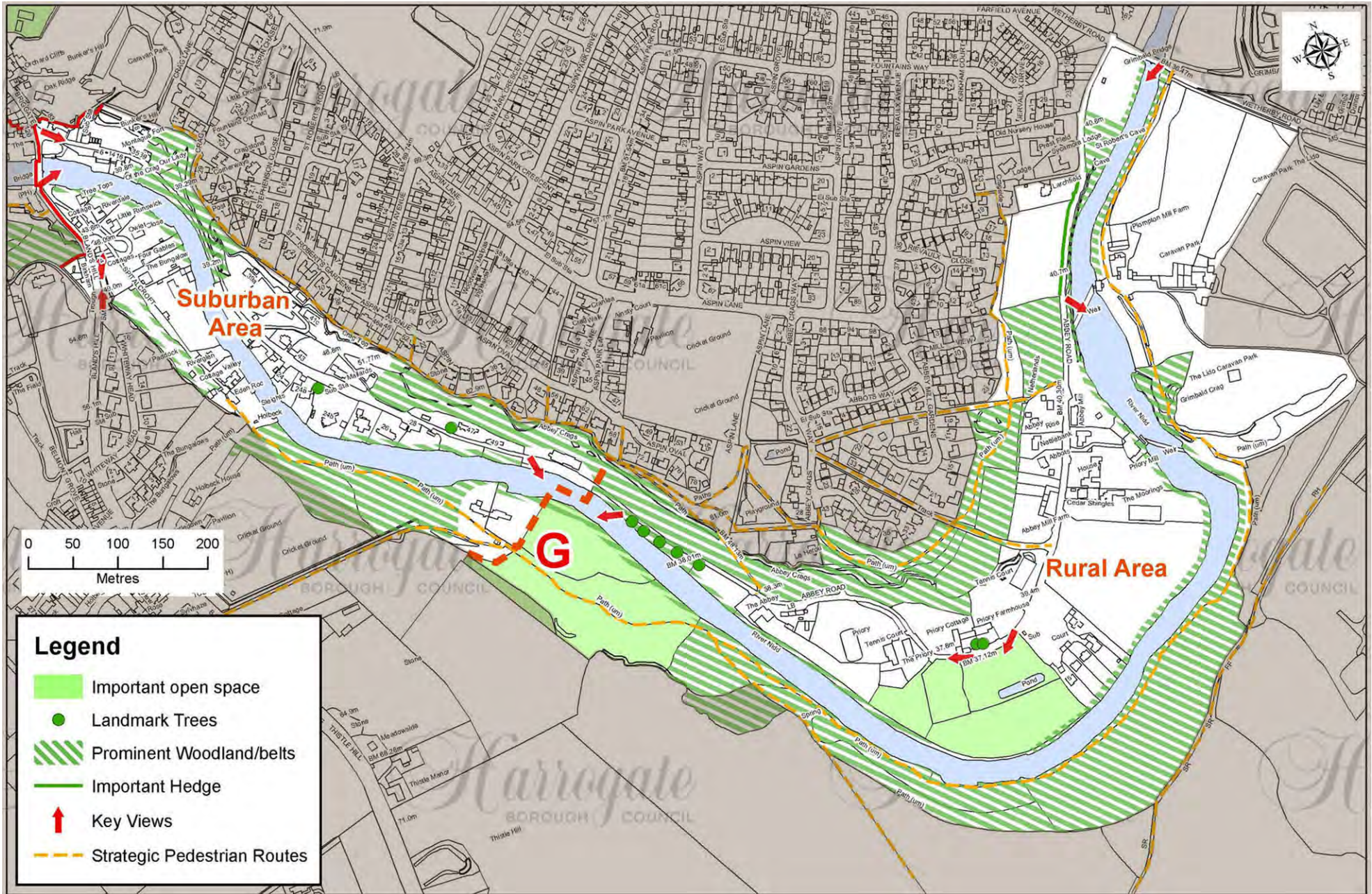
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Map CG: Character Area G: - Analysis & Concepts



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Map LG: Character Area G: - Landscape



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

Although Knaresborough is an attractive town, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aim is to

- (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area, and
- (b) consider how the special character or distinctiveness, as defined in earlier sections of this document, might 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 Knaresborough 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 Knaresborough 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 part 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 was determined on the basis of their having “special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance”.

It was suggested by residents at the workshop to extend the north-west of the Conservation Area to take in all or most of Bond End up to the Scriven Conservation Area boundary. This area includes a long straight tree and/or hedge lined approach to the town. Most of the houses are of no particular interest though they are set back and well concealed. The trees, which are in the private gardens, are protected by a Tree Preservation Order helping to preserve the character of this road into Knaresborough. For these reasons, inclusion of this area of Bond End up to the Scriven Conservation Area boundary was not supported.

Some residents at the workshop suggested the exclusion of an area north of Horseshoe Field. This land is designated as Special Landscape Area (SLA). However, the designations are for entirely different reasons. On further consideration, it was concluded that the boundary of the Conservation Area should remain as existing. Exclusion of this area was, therefore, not supported.

Residents suggested extending the Conservation Area boundary to include Mackintosh Park. The existing boundary appears to have been drawn to include the wooded slopes to the south and west of the River Nidd that contribute to its setting. Although the land is in public ownership, it was agreed that it would be logical to take in the whole of the wooded area of Mackintosh Park. For this reason, inclusion of this site was supported.

A further extension proposed by residents is one to take in properties fronting Stockdale Walk up to King James Road, thereby taking in a detached stone house “Eddystone” on the corner of King James Road. Eddystone is a pleasant house, which might merit inclusion in the Conservation Area if adjacent to the existing boundary, however despite the attractive stone boundary wall on the southern side of Stockwell Walk and some trees that offer some amenity value, it is not felt that there is any justification for taking into the Conservation Area a number of perfectly ordinary semi-detached inter-war houses merely in order to protect Eddystone, which is not of *special* historic or architectural interest. For these reasons, inclusion of this area was not supported.

A final site suggested by residents for inclusion within the Conservation Area boundary is the area of public open space between the Rievaulx/Abbey housing estate and the top of the Crag (which reduces in influence towards the east) in order to give protection to the trees that screen the housing from view. It is agreed that the trees do contribute to the setting of the Conservation Area and are particularly important because their screening effect protects the rural character of this part of the Conservation Area. Inclusion of this area of public open space behind the housing estate was supported.

One group proposed that Spitalcroft, which forms part of a walk on the south of the river should be included. There appears to have been some slight confusion as this is already within the Conservation Area. Therefore, the boundary will remain unchanged here.

5. The Management of Change

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

There are sites that have a negative impact on the conservation area. Sensitive development of Bowling Green Yard (a prominent area of bitmac that breaks up the frontage of Kirkgate) and on the wide gap in High Street north-east side of the railway tunnel would infill these uncharacteristic spaces on streets with a strong sense of enclosure. The main sites that are detrimental to the town are Chapel Street and Fisher Street car parks. However, it is accepted that convenient car parking supports retail businesses in town and therefore these are likely to remain as car parks in the foreseeable future. There is also scope for enhancement by redevelopment of certain buildings, which do not positively contribute to the character or appearance of the conservation area, although these are not considered to have a wholly negative impact on the character of the Conservation Area.

6. Opportunities for Enhancement

Most of the buildings in Knaresborough are in good condition. However there are buildings that have been unoccupied for sometime and have an unkempt appearance, which is detrimental to the appearance of the town centre. There are a number of opportunities for building enhancement as follows:

- Repair roofs and external walling (including render repairs, repointing and the replacement of eroding brick or stonework),
- Repair and enhancement of traditional shopfronts
- Replacement of whole or part of shopfronts that are inappropriate to the building on which they are a part, and that hence are detrimental to the street-scene.
- Reinstate windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.

There are a number of opportunities to enhance green spaces and hard spaces between and about buildings as follows (see Character Area Analysis for detail):

- Resurfacing areas in traditional materials, for example at Park Square, areas of Castle Yard, along parts of Waterside and at the entrance to Holy Trinity Church.
- Rationalisation of street furniture and where the appearance of street furniture is at odds with the character of the area, replace with street furniture, including light fittings, 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).
- Management of existing trees and additional native tree planting to enhance areas or to screen unattractive elements. For example, improve the screening between the car park and Conyngnam Hall drive.
- Deterring casual parking that causes erosion of grass, for example in the grounds of Holy Trinity Church.

Existing Buildings

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

Design Guidance

Additional design guidance, which is more specific to the Conservation Area, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local

architectural character. Such design guidance 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 the rights granted by Statute to alter dwellings, within strict limitations, 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, so the impact of any proposed change can be properly assessed. Article 4 Directions, which are drawn up by the local planning authority, namely the 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.

Reinstatement of architectural details

Promotion of schemes that seek to restore the architectural character of altered buildings. Some buildings have been altered, which has changed their architectural form in a way which conflicts with the distinctive character of Knaresborough - 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 is extensive, but much original fabric remains. Non-sympathetic alterations should be resisted.

Grant Schemes

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

Quality erosion & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example the loss of 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 stone work.

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.

Shopfronts, outdoor advertisements & street furniture

Shopfronts represent an important element in the town's built environment and as such should be to a high standard of design. High quality traditional shopfronts should be retained and new shopfronts should be well related to the building of which it forms part, being of good proportions, appropriate detailing and traditional materials. Existing shopfronts with over-deep fascias, plate-glass windows and unsympathetic materials, or indeed, poorly detailed contemporary shopfronts should be redesigned. The design and appearance of street furniture and advertisements in the town adds to street clutter and needs improvement in order to visually enhance the character and appearance of the area without damaging the viability of shops. The size, design and number of any advertisements should respect the scale, character, design and location of the building and/or shopfront on which it is displayed, as well as the overall streetscene.

Gardens & front boundary treatments

Front and rear gardens and particularly boundary walls make an important contribution to the streetscape and character of certain parts of Knaresborough Conservation 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 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 Wires are intrusive throughout the Conservation Area and undergrounding of cables would considerably enhance the character of the town. This should be a long term aim in the interests of the character and appearance 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 along the river corridor would significantly erode the character. In accordance with the Council's Landscape Design Guide, the existing pattern of trees and woodland should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree planting and management methods that improve wildlife habitats.

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

Knaresborough is a historic market town that faces many of the same issues common to market towns and rural areas across the country. The town has suffered from poor investment, both public and private, over a number of years. Since the early twentieth century, Knaresborough has become increasingly reliant on its visitor economy.

Waterside, the Castle and Market Place are the main focal areas for the tourists. Whilst there are tearooms and gift shops that cater for tourists, commercial activity also provides a focus for the community and contributes to the character of the town. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and the town's role as a local service centre for rural communities. Such efforts will benefit visitors by making the town more attractive and improving the quality of their stay as well as improving businesses competitiveness and arresting the decline of physical fabric in the town.

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.

Registered Park & Garden

Inclusion of Long Walk on the Register does not confer statutory protection, however the Borough Council will not allow development where it would adversely affect the character or setting of this important area.

Scheduled Ancient Monument

The area of the Castle is protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works to the monument requires consent from the Secretary of State, who is given specialist advice from English Heritage.

Landscape issues

There are a number of self-seeded trees along the riverside that intrude upon important views of and across the river. Removal of such trees, provided that they are not high amenity value in their own right, is proposed following a comprehensive study. Additionally projects are proposed to improve accessibility between Waterside and the town via the Castle grounds and also between the Castle Grounds and Bebra Gardens. The former would enhance commercial activity by encouraging day-trippers into the town, and the latter would encourage more use of the attractive gardens.

The River's influence

The influence of the River Nidd on the landscape needs to be conserved and enhanced. The influence of the urban edge of Knaresborough and related development pressures will further impact upon the character of the river corridor.

Extension of the river's influence needs to be promoted through diversification of the corridor and its immediate environs. Tree planting and wetland creation will help to extend its influence in this landscape. The river channel and banks may 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.

Urban edges

New development on the edge of Knaresborough should be of appropriate scale and take account of the existing landscape pattern and setting on the edge of the town. Harsh lines of built development should be avoided, rather development at the urban edge should be designed to maintain the distinctiveness of place.

Tree planting

There is a lack of new planting to succeed existing mature planting. New tree planting at the urban edges of the town will help to integrate existing development, improve the setting of the town and help to diversify the age structure of trees. Care should be taken not to isolate the town from its surroundings taking account of characteristic patterns of tree and woodland cover.

Floodplain

Built development should be avoided, or where necessary, development should be located outside the existing floodplain and associated with existing buildings. If necessary, any flood defence works should respect landscape character and avoid earthworks. Opportunities to enhance the wildlife value of the area should be exploited, allowing for seasonal flooding and the possible reintroduction of water meadow management.

Footpaths

Examine ways of improving the footpath network around the town and improving linkages across the landscape. The condition of the existing footpath network in the area should be investigated and maintained.

Wildlife & nature conservation

The wooded areas and the more inaccessible river banks contain diverse wildlife. Possibilities for the creation of wildlife corridors should be explored, particularly along existing hedgerows to improve diversity and enhance the landscape pattern on the edge of the town.

Checklist to manage change

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

- Development should not impinge on the form and character of Knaresborough.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment, except where the existing building detracts from the character of the Conservation Area.
- The proper maintenance of older buildings is encouraged, together with the restoration of original features.
- Rationalisation of intrusive shop signage.
- New development should avoid further sprawl into the countryside and respect the scattered nature of settlement beyond the urban edges.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should respect 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.
- New development should not adversely impact on the historic skyline, in particular on the Castle, St John's Church and Holy Trinity Church. There is variety of eaves levels, which is important to the street-scene, and new development should maintain this interest without creating disharmony.
- Retain important gaps between buildings to ensure glimpses of trees and important views are maintained.
- Where buildings are set back from the street, front boundaries (walls, hedges or railings) should reflect existing traditional boundaries in the immediate vicinity.
- Development should not impact upon tree cover.
- Positive management of the ageing stock of mature trees.
- Boundary walls (usually of stone) are an important feature of many parts of the Conservation Area and should be repaired and retained.
- Minimise clutter of street furniture, road signage and markings.
- Existing historic paving should be kept in good repair and traditional materials extended to the most sensitive locations.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Saturday 15th September 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 consultees that a review of the Conservation Area was taking place and that a workshop had been arranged.

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 Knaresborough 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 town 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, and Landmark Buildings.
- suggestions for changes to the extent of the Conservation Area.
- the retention of important boundary walls.

- the retention and management of trees.
- the retention and enhancement of green spaces including Conyngnam Hall and areas alongside the River Nidd.
- the restoration and refurbishment of historic buildings which are in poor condition.
- Improvement in design, condition and decoration of shopfronts (with possible restricted palette).
- resurfacing of important yards in traditional materials.

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

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 25 April to 6 June 2008. Further, minimal amendments to the text were made following this consultation and the Conservation Area Appraisal adopted by the Council and published on its website.

Appendix C

Listed Buildings

Listed buildings within Knaresbrough Conservation Area (all buildings are Grade II unless otherwise indicated in brackets)

Street Name	Property	Street Name	Property
General	Knaresborough Station (including platform canopies and water tower), Signal Box, North and South Tunnel Portals	Cheapside	2, 2a, 3, 6, 8, 14, 16, 18, 20, 22, 24, 26, 28, 30
Abbey Road	Chapel of Our Lady of the Crag (I), St Robert's Cave (II*), The Abbey	The Parsonage	St John's Church (I), Memorial to Ely Hargrove, Lamp Post
Bond End	3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 21a, 23, 25 (St Mary's Presbytery), St Mary's Church, 39, 41, 43, 45, 47, 55, 57, 57a, Former Royal Oak PH, 2, 4, 6, 8, 10, 12, 14, 22, 48 (The Dower House), Conyngham Hall (II*), Stable Block to Conyngham Hall, Gates, piers and flanking walls to Conyngham Hall	Church Lane	7, 2 (St John's House)
Boroughbridge Road	2 & 3 (Byards Lodge and Cottage), 14 & 16, Railings, gates, overthrow and lamp to 14 & 16	Crag Lane	House in the Rock (Fort Montague) and attached wall
Brewerton Street	2, 4, 6, 8	Finkle Street	2, 4, 6, 8, 10, 14, 16, 18, 20, 22
Briggate	Holy Trinity Church, 9 (George & Dragon PH), 11, 13, 15, 17, 19, 21 (Wellington Inn), 35 (Kirkness Cottage), former Primitive Methodist Chapel to rear of 20 & 22, 108, 110, 112, 122/124 (Bridge House/March House)	Gracious Street	3, 5, 38
Castlegate	1, 1a, 7, 11a, 13, 15, 23 (Castle Vaults PH), 25, 2a, 2, 4, 10	High Bond End	4, 6
Castle Ings Gardens	1/2	High Bridge	High Bridge (<i>High Bridge is also a Scheduled Ancient Monument</i>)
Castle Yard	3 (Moat Café), Castle Boys' School, 8 (Dispensary), Castle Girls' School, Court House Museum, Prison attached to N end of Courthouse	High Street	23, 25, 35, 37, 45, 47, 57, 59, 61, 63, 65, 85, 87, 89, 95, 97, 99, 101, 103, 107 (Knaresborough House), 115, 117, 14, 16, 18 (with railings to front), 20, 22, 40, 42, 48, 54, 60, 62 (Beech House), 70 (Borough Bailiff PH), 72, 74, 76, 78, 80, 82, 86, 98, 100, 102 (Old School House), 104, 106, 112, 114, 118, 120, 122, 124, 126, 128, 130, 132
		Iles Lane	Rose Cottage to rear of 5, 2, 10, 16, 18
		Kirkgate	1, 3, 5, 15, Castle Cliffe (to rear of 19-23), Castle Close (to rear of 19-23), 19, 21, 23, 25, 49, 51 (with rear garden wall), 53/55 (with forecourt railings), 57, 59, 61, 2, 4

Street Name	Property	Street Name	Property
Low Bridge	Low Bridge, Mother Shipton Inn	Waterside	Railway Viaduct (II*), 1 (Tenter Lodge), 3, 19 (Richmond House), The Old Dye House, Gallons
Market Place	Steps to market cross, 1,3a, 3, 7, Old Royal Oak PH, 13, 17, 19, 21, 23, 25/27/29/31 (Old Town Hall), 33a, 33, 2, 4, 6, 8, 10, 12, 14, 16 (Oldest Chemist Shop), 30, 32, 34, 44, 46, Group of three K6 telephone kiosks		Steps with 2 lamp posts and walls, 6a, 10, 12 (Manor House), Castle Mill (<i>five separate listings for individual buildings</i>), Weir at Castle Mill, 18 (Castle Mill Cottage)
Park Row	Row of three stone troughs with stone walls	Wetherby Road	Grimbald Bridge
The Parsonage	Lamp post, Old Hearse House	Windsor Lane	41, 43, 45
Silver Street	Harts Horns PH	York Place	3 (Conservative Club), 5/7 (Newton House Hotel), 9 (York House), 27, 8, 10, 14, 16, 24, 26, Fysche Hall
Vicarage Lane	1 (Hunter's Lodge) , The Beeches		
Water Bag Bank	Wall with stone pier supporting lamp bracket, 9 (Manor Cottage)		

