

NESFIELD

Conservation Area Character Appraisal



Working for you

Contents	Page
1. Introduction.....	1
Objectives	2
2. Planning policy framework	2
3 Historic development & archaeology.....	3
4 Location & landscape setting	5
5. Landscape character	7
6. The form & character of buildings	12
7. Character area analysis	16
Map 1: Historic development	20
Map 2: Conservation Area boundary	21
Map 3: Analysis & concepts	22
Map 4: Landscape analysis	23
 Appendix A:	
1 Management strategy.....	24
2 Monitoring & review.....	24
3 Maintaining quality	24
4 Conservation Area boundary review	24
5 The management of change	25
6 Opportunities for enhancement	25
Checklist to manage change	29
 Appendix B: Public consultation	30
 Appendix C: Further reading	31

This and other Planning documents are or will be made available in large copy print, audiocassette, Braille or languages other than English.
If you require the document in one of these formats, please contact us (tel. 01423 556586 or email ldf@harrogate.gov.uk)

1 Introduction

1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal was approved by the Cabinet Member for Planning, Transport and Economic Development and forms an “evidence base” for the Local Development Framework (LDF). Consequently, it is a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It also forms the basis for a subsequent management strategy, which will contain proposals and policies for the conservation and enhancement of the area.

1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Nesfield.

1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.

1.4 The assessment of the area’s special architectural or historic interest is based on a careful and objective analysis, using a method recommended by English Heritage. Various qualities are reviewed 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 Nesfield Conservation Area was originally designated in 1994. Following public consultation on the draft of this Appraisal, the boundary was amended further on 2 November 2011. This Appraisal aims to describe Nesfield as it is today and identify the special character and distinctiveness

of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.

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



Nesfield as seen from the top of Castleberg.

Objectives

The principal objectives of the Appraisal are:

- to define and record the settlement's special character and interest;
- to raise the public's awareness of the aims and objectives of the Conservation Area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest; and
- 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 Statement 5: Planning for the Historic Environment (PPS5) and the accompanying PPS5 Historic Environment Planning Practice Guide. The Practice Guide advises local authorities to compile Conservation Area character appraisals as a means of gaining a better understanding of the significance of their Conservation Areas. PPS5 advises that these character appraisals should in turn be consulted in determining planning applications which affect Conservation Areas or their setting.
- 2.3 In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the Council will give considerable weight to the content of conservation area appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether a proposal has an adverse affect on the character and appearance of a Conservation Area and, therefore, whether it is contrary to saved Local Plan Policy HD3 (which is the key policy for the control of development in Conservation Areas). The scope of Policy HD3 also covers development proposals outside a Conservation Area which would affect its setting or views into or out of the Conservation Area.
- 2.4 Nesfield is in the Nidderdale Area of Outstanding Natural Beauty (AONB). In 1994, in recognition of the quality of its landscape the Countryside Commission designated the Nidderdale AONB. Saved Policy C1 from the Harrogate District Local Plan provides that priority will be given to the conservation of the natural beauty of the landscape and any development should reflect the local distinctiveness of the area.
- 2.5 The Nidderdale AONB Management Plan (2009-14) is a spatial strategy that addresses the need to manage change. The Nidderdale AONB Heritage Strategy, approved April 2009, identifies the objectives, policies and actions required for the sustainable management of heritage in the AONB.
- 2.6 Involving the community and raising public awareness is an integral part of the Appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area. A report included in the Appendix details how the local community has been involved and the contribution it has made to this Appraisal.

3 Historic development & archaeology

- 3.1 What is now Nesfield was probably settled before the Roman Conquest of England. Castleberg Camp is believed to have been the site of an Iron Age settlement. It is a naturally defensive position with views up and down Wharfedale, a bluff to the west and steep slopes to the north and east, with a gentler south facing slope. According to Speight (1900) the footprints of circular hovels of the Celts who lived on Castleberg were still discernible when he wrote his book on the history of Wharfedale. Speight estimated that the area came under Roman rule in AD78. Other historical accounts and, indeed,



Castleberg as seen from across the Wharfe. The land on top of this craggy bluff was the site of an Iron Age settlement.

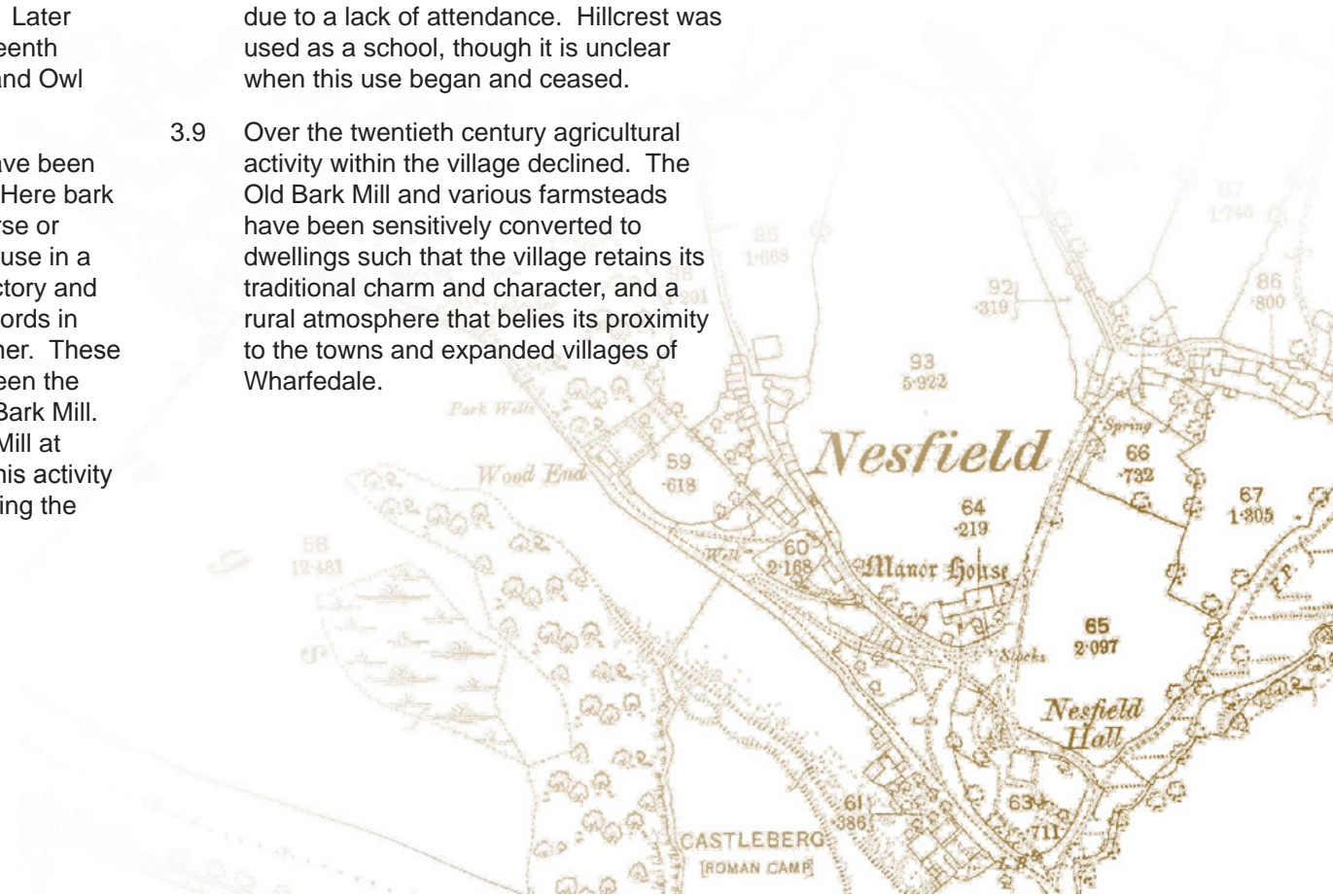
- 3.2 It appears that the core of the settlement shifted from Castleberg before the medieval period, if not before the Norman Conquest, to the lofty Briggate with the green at the foot of the street. The name 'Briggate' is of Scandinavian origin and means 'road leading to the bridge', which could only reasonably refer to the bridge over Dean Beck, another name of Scandinavian origin. Perhaps in the eighth or ninth century the Vikings established their own settlement at Nesfield close to but overlooking the earlier British/Celtic settlement?
- 3.3 The meaning of the name 'Nesfield' refers to Castleberg and is Anglo-Saxon in origin. It means 'field by the cliff; 'nes', 'nace' or naze' means cliff or very steeply sloping land. Prior to the Norman Conquest the manor of Nesfield was held by Gamelbar, a Saxon who held many manors in Wharfedale and the Nidd Vale. After the Conquest, the Domesday Book records that Nesfield was granted to William de Percy, who was granted most of the manors belonging to Gamelbar. Nesfield Manor was inherited by Peter de Plumpton, a nephew of William de Percy who already held Plumpton Manor near Knaresborough.
- 3.4 The Plumpton family held Nesfield manor for a few centuries. Although they lived at Plumpton Hall they established in Nesfield a manor house where the manorial court was held, and the tenant farmers within Nesfield were obliged to grind their corn at the manorial corn mill. In 1280 Robert de Plumpton obtained a grant of free warren (i.e. the right to hunt game) within his land at Nesfield, and also obtained a licence to establish a chapel at Nesfield on condition of giving a pound of frankincense annually to Ilkley Parish Church. The aforementioned manor house may or may not have existed on the site of the present Manor House; the corn mill is believed to have been at or near West Hall, and it is unclear whether the chapel was ever established.
- 3.5 The Plumpton line died out in the Wars of the Roses (1455-1485) and the manor of Nesfield passed through the Cliffords to the Dukes of Devonshire, hence the lords of Nesfield manor never resided in Nesfield.
- 3.6 The chief economic activity in Nesfield since its foundation was agriculture. There is evidence that in 1610 long and favourable leases were granted to the tenant farmers at Nesfield. Prior to this the tenant farmers would have been 'villeins', labour which is bonded to the manor and obliged to farm land owned by the lord of the manor plus any land allotted

to them. The favourable leases would have given the farmers a higher social status and the ability (and incentive) to improve and invest in their farms. This, and the general use of stone in the region as the principal building material more than likely explains why the principal farmhouses were all built and rebuilt in their present forms in the seventeenth and eighteenth centuries with later additions and alterations. According to Speight (1900) Fairy Cottage is of fifteenth century origins, Manor House is dated 1662, and Briggate Barn incorporates the doorhead of an earlier house dated 1699. Later rebuilding occurred in the eighteenth century, with Sherwin Cottage and Owl Cottage both dated 1790.

3.7 The Old Bark Mill appears to have been the only industry in the village. Here bark would have been ground by horse or donkey powered machinery for use in a tannery. Indeed, Baines's Directory and Gazetteer Directory of 1822 records in Nesfield an overseer and a tanner. These men would have respectively been the manager and the owner of the Bark Mill. It is unclear how long the Bark Mill at Nesfield was in operation, but this activity probably started and ended during the nineteenth century.

3.8 In the mid-nineteenth century the development at Nesfield consisted of the tight cluster of buildings on Briggate, plus scattered buildings at Scarr Hose, the Old Bark Mill and Wood End along the lane running up the valley. Later buildings tended to occupy the slope between the green and the valley lane. These include Castleberg House, and Sycamore House. The latter was built as the vicarage to Christ Church which was itself built in 1892 by the Duke of Devonshire on the south side of the green and had a capacity of 120. The church was demolished in 1955 due to a lack of attendance. Hillcrest was used as a school, though it is unclear when this use began and ceased.

3.9 Over the twentieth century agricultural activity within the village declined. The Old Bark Mill and various farmsteads have been sensitively converted to dwellings such that the village retains its traditional charm and character, and a rural atmosphere that belies its proximity to the towns and expanded villages of Wharfedale.



©Crown Copyright and database rights 2011 Ordnance Survey 100019628

4 Location & landscape setting



Nesfield (on the horizon to the right) as seen from the valley floor of Wharfedale. Beamsley Beacon is visible in the distance on the left.

4.1 Nesfield is in the Nidderdale Area of Outstanding Natural Beauty (AONB) and is on the southern edge of the designation, approximately two miles west of Ilkley and one mile northeast of Addingham. The village is a few miles to the east of the Yorkshire Dales National Park. The designation of the AONB, which was made in 1994, formally recognises the national importance of the landscape and the primary objective of the designation is to conserve the natural beauty of the area, which is derived from its geology, physiography, flora, fauna and historical and cultural components.

4.2 Nesfield stands on the south facing side of Wharfedale, a broad U-shaped valley with significant urban and suburban development on the north facing side. The south-facing slope, by contrast, is typified by scattered settlements and isolated farmsteads, giving a strongly rural character, with the Middleton suburb of Ilkley the lone exception to this. This valley side has an undulating character,

as it is regularly incised by tributaries of the Wharfe which drain the heather moorland in the upper reaches of the valley. Briggate is 120m above sea level on steeply sloping land which is fronted by the slightly lower but far more precipitous Castleberg. A description of Castleberg follows in Section 5 of this Appraisal.

4.3 This northern valley side is incised every few hundred metres by a tributary to the Wharfe. Dean Beck is at the eastern edge of the Conservation Area, and Holden

Gill borders Park Wood to the west of the Conservation Area. The banks of the becks and gills are typically wooded, with woodland plantations the other main areas of tree cover, though Park Wood is a substantial plantation and Middleton Wood is a larger long-established woodland. The prevailing landscape is one of pastoral fields bounded by dry stone walls. At the top of the valley side there is an abrupt change to heather moorland.



This dramatic view of the Wharfe and valley floor is from the top of Castleberg.



Addingham as seen from the top of Briggate.

4.4 The Wharfe itself is a significant feature of the Conservation Area's setting; it defines the southern boundary to the Conservation Area, AONB, parish, borough and county and its glistening surface can be seen from Nesfield. The wider landscape is divided into rural and urban areas, creating a varied backcloth to the Conservation Area.

4.5 The rural landscape is by and large pasture and washland, but the contribution trees make to the overall landscape character is considerable. Many field boundaries are studded with lines and straggles of mature trees, while field trees are not uncommon. In addition to this there are significant blocks of woodland within the setting of Nesfield, most notably Park Wood, which defines the western edge of the village and cloaks the western approach to the village. At the east end of the village, Cat Holes Wood runs north-south, following the course of Dean Beck and forming the eastern boundary to the village and Conservation Area. The smaller blocks of woodland at Addingham between Low Mill Lane and the Wharfe, and the woodland along Lumb Gill at Addingham Moorside soften the urbanised south side of Wharfedale. The contribution to the setting of Nesfield made by the landscape of Wharfedale is considerable due to the settlement's position on the valley side, elevated above the floodplain with good views across and along the valley.

4.6 Addingham is a significant component of Nesfield's setting. Castleberg towers over Low Mill village, an industrial appendage to Addingham proper. There are important views over the clustered houses, cottages

and converted mill and industrial buildings at Low Mill village. To the west of Castleberg and Nesfield there are good views up Wharfedale of Addingham, the built up area interspersed with fields, tree lines and small blocks of woodland. Despite their proximity, there is no route between Nesfield and Addingham, and the considerable drop of Castleberg and the Wharfe separate the two. From across the Wharfe, in Addingham, the dwellings at Briggate can be seen perched on the horizon, emerging from the dense tree cover on the south facing valley side.

4.7 In terms of the road network, the main east-west route along the north side of Wharfedale runs through Nesfield, but this is very much a narrow winding country lane with little by way of through traffic. The core of the village is set along Briggate, which at the edge of the village peters out to a footpath through the fields leading to Howden Gill and Langbar. Similarly, the other route away from the green, Nesfield Lane, peters out into tracks leading to outlying farms and footpaths leading to the high road between Middleton and Langbar. This street pattern means that away from the lane running parallel to the Wharfe, the village is very quiet with local traffic only.

5. Landscape character



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

Historic Landscape Character

- 5.2 A Historic Landscape Characterisation (HLC) has recently been completed for the Nidderdale AONB. The HLC provides an overview of the area surrounding Nesfield. The data on the historic characteristics has certain limitations as the following criteria have been applied:
- They are visible in the modern landscape;
 - They have been recognised on modern Ordnance Survey mapping;
 - They are larger than one hectare.
- 5.3 This data therefore has strong limitations, and can only be used as a guide to under-

standing the general surviving historic character of the area.

- 5.4 Nesfield sits within a wider landscape that has lost much of its older historic character due to twentieth century field improvements. The most significant features of the surviving historic landscape are the linear areas of ancient semi-natural woodland that extend up Dean Beck to the east and northeast, and Holden Gill running to the west. To the northwest is an extensive area of post medieval planned enclosure, characterised by large fields with straight internal boundaries.
- 5.5 The dominant historic character of the area surrounding Nesfield is provided by the two sections of ancient semi-natural gill woodland to the east and northeast

at Cat Holes Wood and Owler Wood. It is important that these are retained and conserved.

Castleberg

- 5.6 Castleberg is the most significant topographical feature of Nesfield. It is not a manmade earthwork, but rather hard rock which the melting ice age glacier which created Wharfedale either deposited or worked its way around. Castleberg is basically a steep sided hill which sits in front of the north side of the valley. The western side of Castleberg has been eroded by glacial melt water and latterly the Wharfe to create the present bluff with outcrops of stone. This bluff is a significant landscape feature when viewed from the



Castleberg and Wharfedale as seen from halfway up Briggate. The sharp incline of Castleberg conceals Addingham and the Wharfe from view from most places in the Conservation Area.

west, with the rocky cliff towering over the Wharfe opposite Low Mill Village. The rocky cliff peaks out from the dense woodland which has grown on the steep slopes of scree under the cliff.

- 5.7 From the Nesfield side, Castleberg presents a steep grazed slope, which is so steep that small landslips have given it a terraced appearance. This hillside towers over Scarr house, the Old Bark Mill and the low green area of Nesfield. This area has a highly enclosed feel because it is bounded to the south by Castleberg and to the north by the steep north side of Wharfedale, which lifts Briggate and the green over the low green area. It is not until one travels up Briggate that it is possible to see over Castleberg and across the broad expanse of Wharfedale. This openness contrasts strongly with the sheltered valley side behind Castleberg.



A bird's eye view of Addingham Low Mill village from Castleberg.

- 5.8 The dramatic and unique topography of Castleberg is doubtlessly what attracted Iron Age settlers to it. The site would have provided an easily defendable site for a settlement with good views up and down the valley. No other comparable site exists. The only earthworks of any scale undertaken in connection with the

original settlement are, according to Speight (1900) ditches and stockades on the gentler sloping southern side. As Castleberg is not a Scheduled Ancient Monument and has not been subject to detailed investigation by archaeologists its history remains sketchy. The site is private farmland and is not publicly accessible.

The green

- 5.9 The green is an integral part of Briggate and is an important feature of the historic settlement pattern. It would have been a communal space for livestock and would have formed an important part of village life. It is overlooked by the Manor House and it is quite possible that this was the location of the medieval manor house and court. The demolished Christ Church stood at its southwest corner. The stocks in the centre of the green no doubt relate to the former manorial court in the manor house. The substantial horse chestnut tree that stood behind the stocks and bench was diseased and replaced by the present tree in 1985. The green has been divided into several different spaces by tarmac roads. This leaves a roughly triangular green with deep verges on all opposite sides. The green is predominantly grassed with soft edges to the roadways. Its outer edges are bounded by dry stone walls and the dwelling The Green, which the village notice board is attached to, communicates the ongoing importance of the green to village life.

'Low green' and footpaths

- 5.10 For the purposes of this Appraisal, the unnamed green space which stretches east-west across the village, following



The green.

the lane up the valley, is referred to as the low green. This space is at points little more than a grassed verge or steep embankment, but it is nonetheless a significant landscape feature within the village which contains important items of street furniture and contributes to the character and appearance of the Conservation Area.



Nesfield's 'low green'.

- 5.11 The eastern end of this space is within the junction of the valley lane and the lane up to Briggate. The high wall of Nesfield Hall defines its back edge. It contains a small stone and timber shelter with timber bench. This was apparently constructed in 1926 to replace an earlier timber shelter. It is believed that the shelter was provided for the postman delivering and collecting from



One of the three footpaths linking the low green with Briggate and the green.

Nesfield and Langbar on foot. The shelter is an attractive feature and a landmark along the valley road, situated at the top of a grassed slope. At the other side of the stone steps to Nesfield Hall is the village post box, built into the boundary wall of Nesfield Hall. Opposite The Old Bark Mill the 'low green' extends up to the green. This large precipitous grassed space was formerly the site of Christ Church, and now functions as a garth separating the dwelling the green from Stonegarth.

- 5.12 West of Stonegarth is the broadest expanse of 'low green'. This sharply rising grassed space contains, below Scarr Cottage, the village well and a K6 telephone kiosk. It is therefore clear

that this space functioned as a stopping point. The 'low green' has an irregular shape. Three routes run from the well up to Briggate and the green. All three are footpaths, though vehicles also use the easternmost one. The westernmost, by Scarr Cottage is a stone stairway and unmade footpath, complete with timber posts and a steel rail forming a winding balustrade. The central route is an unmade footpath which squeezes between Sycamore House and Castleberg House.



Grass verges are almost a constant feature of the street scene of Nesfield. They contribute to the area's character.

- 5.13 The 'low green' has undulating slopes, soft edges and is predominantly grassed. Trees have been planted in recent decades, and will become important features of this space.

Grass verges

- 5.14 Most of the roadways through Nesfield are bounded on both or sometimes one side by grassed verges. These are important to the rural character of the place as they are, for the most part, continuous features of the lanes through Nesfield.

Gardens

- 5.15 Gardens are a luxury and hence the extent of garden associated with a dwelling helps us to understand the lifestyle of its historical occupants. There is a clear hierarchy within Nesfield. Nesfield Hall, Scar House and The Manor House each have substantial gardens which communicate their original status in the village. Later dwellings of higher status such as Sycamore House, Castleberg House and Broad Acres also have large gardens. The smaller houses and cottages have less land associated with them, which is commensurate with their original status.



Nesfield as seen from Castleberg.

Key views

- 5.16 Nesfield's position on the valley side and the location of Castleberg have created a

mixture of short and longer distance views which encapsulate the special character and appearance of the Conservation Area and its place in the landscape. A list of key views in Nesfield Conservation Area (which is by no means exhaustive) is as follows:

- Views from Castleberg up, down and across Wharfedale.
- Views of Nesfield from Castleberg
- Views of Castleberg, Nesfield and the Beamsley Beacon from Addingham, particularly from Low Mill village and Ilkley Road
- Views from Briggate across Wharfedale
- Vistas along the intimately grouped buildings at Briggate



A vista up Briggate.

- Views across the green
- Vistas along and views across the 'low green'
- Views of Nesfield and Wharfedale from Nesfield Lane
- Views over Addingham and Wharfedale from the north-western edges of Nesfield

Trees

5.17 As mentioned in earlier paragraphs, the trees within the Conservation Area are highly significant to the area's overall character and appearance. The village and Conservation Area are fringed by important areas of woodland at Park Wood, to the west, along Dean Beck to the east and below Castleberg to the southwest. The solitary tree on the green, trees along the 'low green' and trees within gardens are also important to the street scene of the Conservation Area. The 'garth' between Stonegarth and the green is an important group of trees within the Conservation Area. It adds greenery to both the green and the 'low green' and complements the trees within gardens.



Trees, such as the one in front of Scarr House, make a significant contribution to the character and appearance of Nesfield.

Landscape features

5.18 The Wharfe is the most substantial body of water in the local area. Along the northern side of Wharfedale numerous tributaries draining the moorland feed into the Wharfe. Dean Beck, to the east of the Conservation Area is one of these tributaries. This stream is noticeable east of Nesfield Hall.

Significant boundary features & boundary walls

5.19 The predominant boundary features used in and around Nesfield are traditional dry stone walls, which form field boundaries as well as boundaries to private curtilages. The stone used for these walls is distinctive in itself. At Nesfield dry stone walls contain substantial quantities of quite thin flint or slate-like stones which are interspersed with larger pieces of rubble and roughly squared stones. The most notable exception to the predominant use of dry stone walling is the coursed, round coped boundary walls to Scarr House and the railing to the west of Scarr House which improves visibility of this sharp bend.



Pennine dry stone walling is by far the most common boundary feature in the Conservation Area.

Strategic pedestrian routes

- 5.20 There are various routes through Nesfield and this is probably a result of the need for more gently graded routes for carts and herding livestock and the need for convenient pedestrian routes between the high lying Briggate and the low lying main lane along the valley and the village well. There are five different routes a pedestrian can use to get between the lane running up the valley and the higher Briggate/green. These vary from unmade grassed tracks to a railed stairway to gentler routes used by vehicles.
- 5.21 Footpaths from Briggate and Nesfield Lane provide a choice of routes to Lumb Gill, Langbar and Moorcroft. The right of way running parallel to Dean Beck leads to different routes to Upper Austby, Ling Park and Middleton via High Austby. Just



The right of way through 'The Dean' branches out to numerous local destinations.

beyond the road bridge over Dean Beck there are further footpaths to High and Low Austby, with Middleton beyond. The numerous routes to, from and through Nesfield are a product of the scattered pattern of development in this part of Wharfedale, which is in part due to the area's topography, which provides few footholds for buildings.

Wildlife & nature conservation

- 5.22 The area is rich in biodiversity with Holden Gill Wood to the west of the village designated a Site of Importance for Nature Conservation. This places additional protection on this calcareous woodland which makes up part of the backcloth to Nesfield.

6. The form & character of buildings

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

6.2 The Listed Buildings, all grade II, in Nesfield can be located on Map 2:

Nesfield Manor House

Pump approx. five metres south of the Manor House

Stocks approx. 50 metres south of the Manor House

Barn opposite Owl Cottage (Briggate Barn)

6.3 Manor House is dated 1662, initialled 'CFL', and, as its name suggests, it was one of the principal houses in the village. The house is largely concealed from view from the green by a stone wall that was raised c.1980, making the long expanse of stone slate roof and the canted bay window which breaks through



Manor House.

the eaves, the most prominent features of the building. The bay window was probably added in the early twentieth century. Despite this, it incorporates the same recessed chamfered lights with double chamfer mullions as the original openings elsewhere on the building. The original window openings, which consist variously of one, three, four and five lights, are irregularly spaced. The ground floor openings are topped by a drip-mould with stepped label stops. The house contained the first clock to have been made by John Prior. He made considerable improvements to clock making, and his clock at Nesfield was not unlike that Prior made for Greenwich Observatory to regulate the nation's time. The aforementioned hedge completely conceals the pump in front of the Manor House from view. The pump is dated 1843 and stands approximately 1.5m high.



Nesfield village stocks.

6.4 The village stocks are at the centre of the green. They date from the eighteenth century, or earlier. They consist of two monolithic gritstone uprights with grooves into which the two timber boards with four holes for limbs are slotted. Below the boards is a stone seat. The boards are recent replacements for the previous decayed boards. The stocks would have been used for corporal punishment and humiliation of individuals convicted of minor or petty offences in the area.

6.5 Briggate Barn dates from the mid-to-late eighteenth century and appears to have been a cow shed with a hayloft above. Its rear elevation incorporates the chamfered gritstone doorway of an earlier house. This is dated 1699 and initialled 'A JRC', but the 9s are reversed. The openings on this elevation at first floor were pitching holes to the loft. The east gable incorporates an owl hole (presumably the owl would eat any vermin in the loft or near the barn) and pigeon or dove holes below. The building has been sensitively converted to a building and retains much of its traditional character. The few openings are well recessed, allowing the distinctive dry stone walling of the barn to dominate the elevations. Similarly, the stone slate roof is not overwhelmed by rooflights. The cart doorway now frames recessed glazing, which allows the simplicity of the original building to dominate.



Briggate Barn.

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

General form

6.7 There is no prevailing orientation of buildings in Nesfield, though the majority of the buildings present their principal elevations to the street. This is true for most of the cottages along Briggate and the Manor House, but some of the larger houses, such as Castleberg House, Scarr House and Nesfield Hall are oriented with a view in mid and present principal elevations in an east or west direction. Roofs are gabled and principal ridges run parallel to the front elevation. Buildings are generally two storeys in height. The presence of verges, greens and gardens in front of buildings means that most buildings are set back from the street. The most significant exceptions to this are the upper part of Briggate where buildings generally face directly onto the street. Apart from the upper area of Briggate, where buildings are densely grouped, the buildings in Nesfield are well spaced.

6.8 Roof pitches are moderate or moderate-to-shallow due to the extensive use of stone slate in Nesfield. Gables are generally symmetrical with front and rear eaves at the same height.

Materials

6.9 Sandstone and gritstone are the predominant walling and boundary wall materials in Nesfield, reflecting the availability of these materials locally. Historic maps indicate small quarries off Nesfield Lane, suggesting a very local source for building materials. The majority of roofs are clad in stone slate, although later buildings are roofed with Welsh slate. Windows and doors are made of painted timber.



The use of gritstone and sandstone for buildings and boundary walls unites the differing buildings and structures in Nesfield.

Architectural detailing

6.10 The majority of the buildings in the Conservation Area are the vernacular in style, which gives the village its distinctive Pennine dale character. The vernacular detailing and, to a degree, form changes according to the age and original status of the building in question. Some of the higher status vernacular buildings have regular, grid-like layouts of openings and symmetrical massing which gives them a formal, almost classical, character.



The vernacular architecture of Briggate gives the buildings a rustic, informal character.

Roof detailing

6.11 Approximately half of the buildings have stone tabling at the gables, frequently

with kneelers at the corner where the tabling meets the eaves. The rest of the buildings have plain margins and lack kneelers. Roof pitches are simple and are not interrupted by dormers or rooflights. A proliferation of rooflights and the introduction of dormer windows would be significantly detrimental to the roofscape of the Conservation Area. A minority of roofs are blue slate roofs, reflecting either the more recent age of the building, or its re-roofing in this material.

- 6.12 Chimneys are situated at ridge level emerging at the apex of a gable or part way along the ridge. Chimneys are stone built, are robust in appearance and feature a cornice. Chimneystacks are always expressed within the thickness of the wall and hence do not stand proud of the external wall.

External walls

- 6.13 There are significant variations in the detailing of the stonework used for buildings in Nesfield. The older principal houses such as Manor House, Fairy Cottage and Scarr Cottage are built of coursed squared gritstone. As this material is difficult to work, the course depths vary, with some of the courses being very shallow. This gives these dwellings a rustic appearance which differs significantly to the regular coursed sandstone walling found in nearby Ilkley. In the less prominent elevations the coursing of gritstone is less regular such as at the Old Bark Mill. Less squared, less regularly coursed gritstone was used for the lower status buildings. The smaller houses and cottages at Briggate are built of coursed gritstone rubble

which, in most cases, retains a render or limewash finish concealing the walling's roughness. Victorian era buildings such as Hawkesworth House and Sycamore are made of sandstone which is easier to work and has been laid in far more regular courses than was possible in the earlier gritstone buildings. The less humble traditional buildings were dry stone walled. Examples of this are Briggate Barn and the outhouse to Hawkesworth House. Regardless of age, the buildings in Nesfield tend to have uncluttered flat elevations uninterrupted by significant projections like porches or other front extensions.



The shallow, irregular coursed local gritstone gives the older buildings in Nesfield a distinctive appearance.

- 6.14 Quoins (large corner stones) are a common feature of buildings of all ages in Nesfield. The quoins are regular and identically sized regardless of building age or status.
- 6.15 Window openings for the most part are rectangular in shape and are always taller than they are wide, giving a vertical emphasis. Windows are well recessed in the masonry openings to protect them from the elements. There is a mix of window opening details. Roughly half of buildings have openings with squared plain stone surrounds with lintels and jambs flush with the masonry wall and slightly projecting cills. Nearly half of the buildings have lintels and slightly projecting cills, but the coursed stonework of the wall runs against the sides of the windows. A minority of buildings have window openings with quoined or composite jambs.



Projecting plain stone surrounds to a window opening.

- 6.16 The eaves details to most buildings are unadorned, with most gutters being carried on discrete metal brackets. A minority of the buildings have simple squared dentils carrying the gutters and even fewer have slightly oversailing roofs with plain bargeboards.



Plain eaves and tabled gables are typical features of buildings in Nesfield.

Windows

- 6.17 The varied building ages in Nesfield mean there are a variety of window types in the Conservation Area. The seventeenth century Manor House and Fairy Cottage show the oldest domestic window type in the Conservation Area: narrow lights set in chamfered reveals and separated by double chamfer mullions. Scarr House contains one known walled in window opening with similar reveals and mullions. The glazing is a mixture of fixed windows and side hinged openers. This continues the vernacular tradition of the earliest windows. Panes are small due to the expense of glass and the difficulty of manufacturing it in great quantities and the number of opening windows is limited. The glazing is well recessed and receives further protection from the elements by hood-moulds over the openings.

- 6.18 In the eighteenth century this vernacular window detail evolved into that found at Scarr Cottage, Owl Cottage and Rose Cottage: narrow mullioned windows set in squared plain stone reveals with slender squared mullions. This type of window is found on what were originally the humbler dwellings, for over the eighteenth century the larger vertically sliding sash window became the most commonly used type of window in England. Sash windows can be found on buildings built, rebuilt or remodelled in the eighteenth century, such as Nesfield Hall or Scarr House, as well as nineteenth century buildings such as The Old Bark Mill, Castleberg House and Sycamore House. As glass manufacture improved and its cost fell larger panes were used, hence the later dwellings having large single paned sash windows. These variations add interest to the street scene and are testament to the historic development and redevelopment of the village.

- 6.19 Unfortunately, a minority of traditional sash and casement windows have been replaced with PVCu or standard factory made timber windows, which is often to the detriment of the overall character of the buildings concerned. This is particularly harmful where replacing windows has occasioned the removal of mullions, which alters the proportions and appearance of the opening affected.

- 6.20 Very few dormer windows and rooflights are evident in Nesfield. A proliferation of these features would be detrimental to the roofscape.



Windows through the ages. Top: double chamfer mullion windows in chamfered reveals. Middle: an eighteenth century mullioned opening with square mullions and square reveals. Bottom: a sash window.

7. Character area analysis

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

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

7.3 The overall character of the village is that of development which is loosely arranged and low density, but becomes denser and more linear in character further up Briggate. This is the only part of the Conservation Area where the buildings are arranged to create a strong sense of enclosure. Elsewhere buildings are interspersed with green spaces, trees, and footpaths. The green and ‘low green’ are both attractive and informal and contain important trees and street furniture. The interspersal of the built form with green spaces underlines the village’s rural character and weaves it into the wider landscape.



Park Wood makes a significant contribution to the western approach to Nesfield.

7.4 Approaching the Conservation Area from Beamsley, the lane falls under the canopy of Park Wood but views over the Wharfe are maintained. The wood’s name is intriguing because it is not part of a deer park or the parkland of a country house. It may be a corruption of ‘Bark Wood’ (perhaps the wood was harvested for its timber and bark used at the Old Bark Mill?). As Nesfield is approached the western ridge of Castleberg rises out of the valley side and blocks views across

Wharfedale. The aptly named Wood End is the first building reached. The gabled three bay house probably dates from the early nineteenth century or possibly late eighteenth century. Originally, it was two cottages but was converted to a single dwelling in c.1960-70. The stonework of the original building is rendered coursed rubble and the right hand bay is a twentieth century construction apparently on the site of an earlier coach house. The older part of the house looks to have had alterations to its fenestration. Its openings have squared plain stone surrounds with unusually shallow stone cills.

7.5 The expanse of the ‘low green’ is beyond the modern Park Wells. This sloping grassed space funnels between the boundary walls to the gardens of Scarr House, Castleberg House, Sycamore Garth and Stonegarth, providing a choice of routes up to Briggate and the green.



The buildings overlooking the ‘low green’ are perched above it.

All of these dwellings are set back from the valley road, and are accessed from Briggate rather than the valley road. This arrangement also means the houses have views over Castleberg; if they were lower they would not have any views over Wharfedale.

- 7.6 The unusual way in which the 'low green' wraps around the properties to the north of it makes the vistas along it particularly attractive. Scarr Cottage dates from the eighteenth century and was built as two cottages, but is now a single house. It has a stone slate roof and coursed gritstone rubble walling. The village well is below Scarr Cottage, and beside it is the village phone box: a 1930s K6-type. The adjacent Castleberg House dates from the second half of the nineteenth century. Some of its stone is believed to have been sourced from Yew Tree Terrace, Ilkley that was demolished to make way for the Ilkley-Skipton Railway line. It is a modest flat-fronted three bay house faced with regular courses of pitch faced sandstone. The window openings have small chamfer and quined jambs. The house is two-and-a-half storeys with the upper storey expressed in the gables rather than through dormers. Next door, Sycamore House is a slightly later (c.1892) variant of Castleberg House. It has a three bay front and is modestly detailed with a slate roof, hammer dressed coursed sandstone walling and tie stone jambs to the first floor openings. At ground floor the windows are expressed as square bay windows which are linked by a veranda style porch with a lean-to roof. Sycamore House, Castleberg House and Scarr Cottage form an attractive group overlooking the 'low green'. The stonework, roofs and dry

stone and hedge boundaries are prominent features.

- 7.7 Stonegarth is a dwelling dating from the second half of the twentieth century that has been sensitively designed to respect its context without aping vernacular buildings. Its eastern elevation steps down the hillside. The stonework, robust chimney and tabling echo those of the traditional buildings in the village. The fenestration is modern in character. The expanses of stonework to the gable, porch and west wing contrast pleasantly with an area of glazing and recessed balcony. To the east is a garth which includes the site of the former Christ Church. A small portion of its chamfer coped boundary wall survives along the north side of this plot, which provides a pleasant break in the built form of the village, particularly as gaps in small villages are often built upon. The openness of this space opposes the manner in which The Old Bark Mill is built up against the edge of the road with only a low wall separating it from the road. The range fronting the street appears more like a row of traditional vernacular cottages with a continuous slate roof and Georgian style (replacement) sash windows. The eastern end of this range was indeed a



The Old Bark Mill.

pair of cottages and the four western bays might have served an industrial purpose, but were used for agriculture until the conversion of the cottages and adjacent building into a single dwelling in 1964. Behind this range is the building where bark was mechanically ground for use at a tannery. Below-ground investigations in the 1960s apparently located the outline of stone lined vats used in the tanning process. These have been moved to the rear garden of Scarr House. The bark was ground in the southerly two storey part of the mill. The buildings now form a single dwelling, but retain much of their traditional character and appearance.

- 7.8 To the east, Scarr House and its taller attached barn face gable-on to the road. The barn-and-farmhouse laithe is arranged to face southeast and in doing so creates an attractive view from the east. The house has internal plaster work that is apparently inscribed '1677 WP'. The shallow coursed gritstone suggests the farmhouse is seventeenth century in date,



Scarr House.

and this is supported by the detailing of the principal doorway with a massive lintel, chamfered reveals and quined jambs. The irregular spacing of the openings also

suggests an early date for the farmhouse. The openings themselves are probably Victorian in date and contain sash windows. These altered openings have stacked block jambs and chamfered cills. The house extends into one third of the taller barn. The barn and farmhouse were probably originally under one roof, but the barn was severely damaged by fire in 1893 and was more than likely substantially rebuilt and raised to its present height. The barn has a large central vousoired doorway with ventilators above. Attached to this at a right angle is a lean-to range of former stables and outbuildings. The farm at Scarr House was clearly one of the principal farms in the village. This is communicated by the scale and detailing of the farmhouse and barn, the size of the garden afforded to the farmhouse, and the coursed stonework and rounded copings to the ramped boundary wall. To the front of the house there was, until the mid-twentieth century a large mature ash tree that is reported to have had iron bars fixed to its trunk from which hides from the tannery were hung. This tree was in a dangerous state by the 1950s and so it was felled. The adjacent wall was lowered and railings added around this time. The laithe, wall and existing solitary tree form an attractive 'set piece' when entering Nesfield from the Ilkley direction.

7.9 The eastern entrance to the village is enhanced by the deep upward sloping verge in front of Nesfield Hall. This contains a shelter popular with walkers. Across from here are the wooded banks to Dean Beck which define the eastern edge of the Conservation Area. The simple coursed stone bridge with a solid coursed stone parapet is at the southeastern tip



The enclosed, narrow winding lane east of Nesfield Hall.

of the Conservation Area. Turning back into Nesfield and continuing toward the Green, the lane squeezes between the sharp embankment around the dry stone boundary to Nesfield Hall and the bank of Dean Beck. This is the only part of the Conservation Area where there are natural stone kerbs; elsewhere the grass verges border the roadway. This stretch of road has an enclosed character due to the topography and the manner in which it is shrouded by trees on both sides. From here Nesfield Hall can be glimpsed. This substantial house probably dates from the latter eighteenth century. Its principal frontage faces west and is a symmetrical three bay arrangement. The coursed walling on what had been a high status dwelling was concealed by render, with the projecting plain stone surrounds to the windows left exposed. The render was removed c.1980. This modestly detailed house is an archetypal Dales house.

7.10 The enclosed street space opens up at the green. This attractive space is well defined by dry stone walls and lines of trees. The Manor House is the principal dwelling overlooking this space. Its dry stone walls and garden trees make a particular contribution to the area's



The gable end of Hawkesworth House.

character and appearance. On the south side is a dwelling called The Green. This was originally a small stone barn to Nesfield Hall. It was converted to garages with a service flat on top in the early twentieth century, but the whole building was converted to a single dwelling and remodelled in the 1960s. It has an irregular coursed stone basement level and a rendered upper level. From next to The Green, the views over Wharfedale begin to open up. It is possible to see over the roofs of the adjacent houses and across the valley.

7.11 Briggate ascends from the green, and reveals new views and vistas as one ascends. The gable of Hawkesworth

House faces down Briggate. This small house was built in two phases. The higher portion was constructed in 1799 and the lower portion dates from the mid-nineteenth century. The coped gable has a rather Italianate appearance due to the keyed semi circular arched central first floor window and squared ground floor window with an unusually richly moulded cornice, complete with shaped dentilled frieze and rounded architrave. This entablature extends over what was the principal doorway which is now concealed by a porch. Was this just to impress the passer by or did the building perhaps function as a shop? Its regularly coursed sandstone 'bricks' contrast with the coursed rubble stonework of the adjacent building. Hillcrest shows few openings to Briggate, but from across the field to the east, what looks like either a modest two bay farmhouse or pair of cottages with a small attached barn can be seen. The three light mullion windows suggest a mid-eighteenth century date. The house/ cottages and barn are under a single stone slate roof in a 'laithe' layout.

- 7.12 Fairy Cottage is another modest farmhouse rather than a cottage. Whilst



Fairy Cottage.



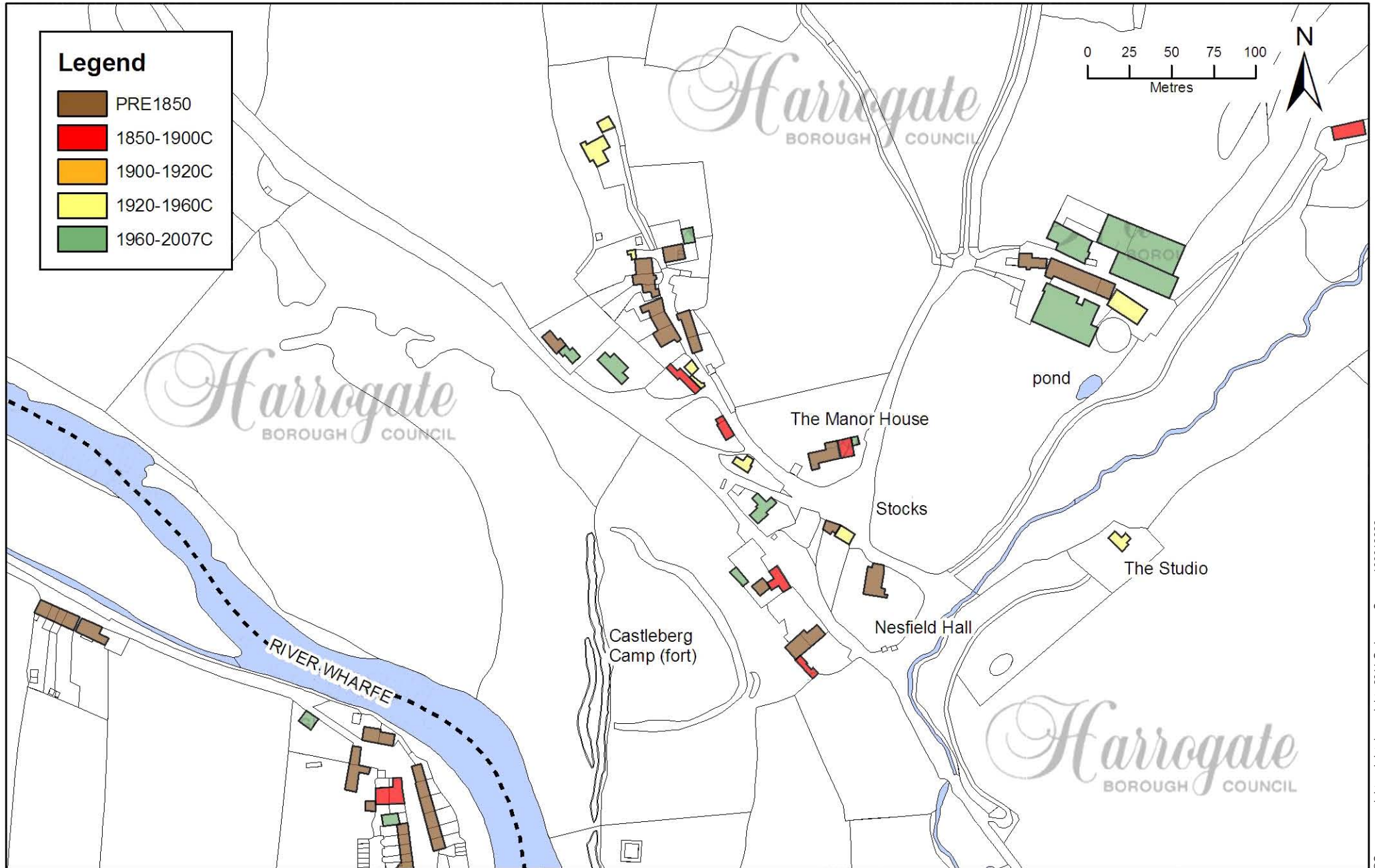
The cottages along the western side of Briggate enclose the street space.

Speight (1900) was of the opinion that the building was of fifteenth century origins, there is no known study of its development. The principal elevation of the house looks down Briggate, with a blank gable facing onto the street itself. Fairy Cottage is made of coursed rubble with a stone slate roof. Its principal doorway is off-centre in a gable fronted porch with copings and kneelers. The doorway itself probably dates from the seventeenth century. It has a massive lintel with a shaped, chamfered underside and chamfered quoined jambs. Above this is a small fixed window with chamfered plain stone reveals and unusual strongly projecting lintel and cill. The ground floor windows are recessed double chamfer mullion lights in chamfered reveals which, like the doorway, suggests a seventeenth

century date, but some of the stones are somewhat smooth and crisp and might be later replacements. The upper floor has a top-heavy appearance due to the size of the large almost square openings which sit in gables and break through the eaves of the building. These unusual dormers might be the result of a nineteenth century remodelling of the house, to provide more headroom and light into the upper floor. The left hand bay and doorway are a sympathetically designed recent extension.

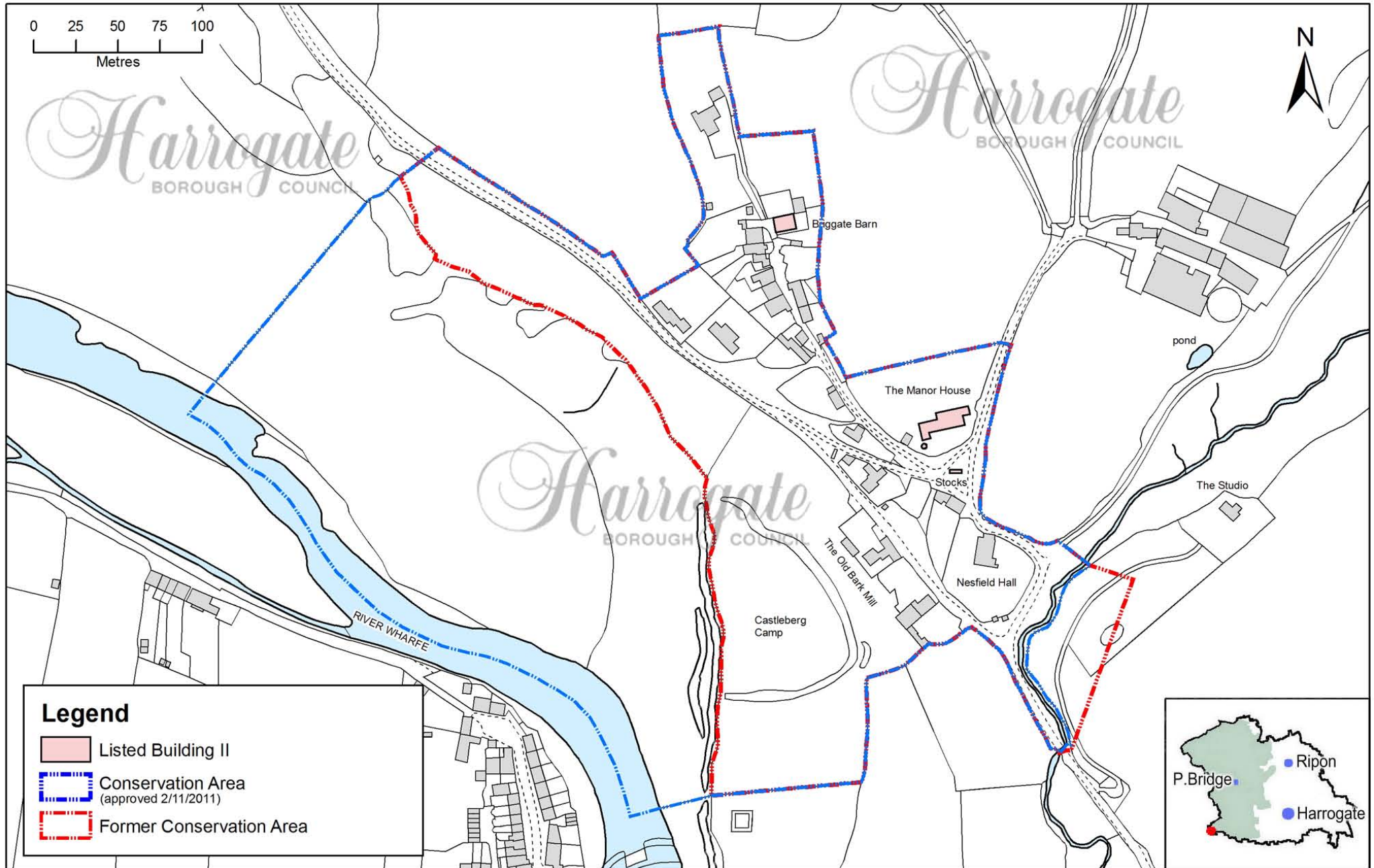
- 7.13 Behind Fairy Cottage, the views of Wharfedale are screened by the masses of The Fold, Sherwin Cottage, Rose Cottage, Owl Cottage and Woodlands Cottage. Two of these cottages are dated 1790, and it is safe to assume that all of these cottages date from around this time, for all have similar heights and masses, all are made of course rubble with stone slate roof and similar corniced chimneys. A few of the cottages retain square mullion windows with plain stone surrounds. The cottages form an attractive character group which has developed organically. These cottages mostly face directly onto the street, which has been slightly widened on its east side in a sensitive manner to provide parking spaces. Briggate Barn, which has been described in section 6, is at the head of Briggate. Beyond this the right of way traverses the adjacent pastoral fields with dry stone boundaries. Outside of the built up area of the village, there are once again panoramic views over Addingham and Wharfedale. Broad Acres is the highest dwelling in Nesfield; it dates from 1949 and is constructed of snecked sandstone with a stone slate roof. The original vernacular style building has been extended several times.

Map 1: Historical development of Nesfield

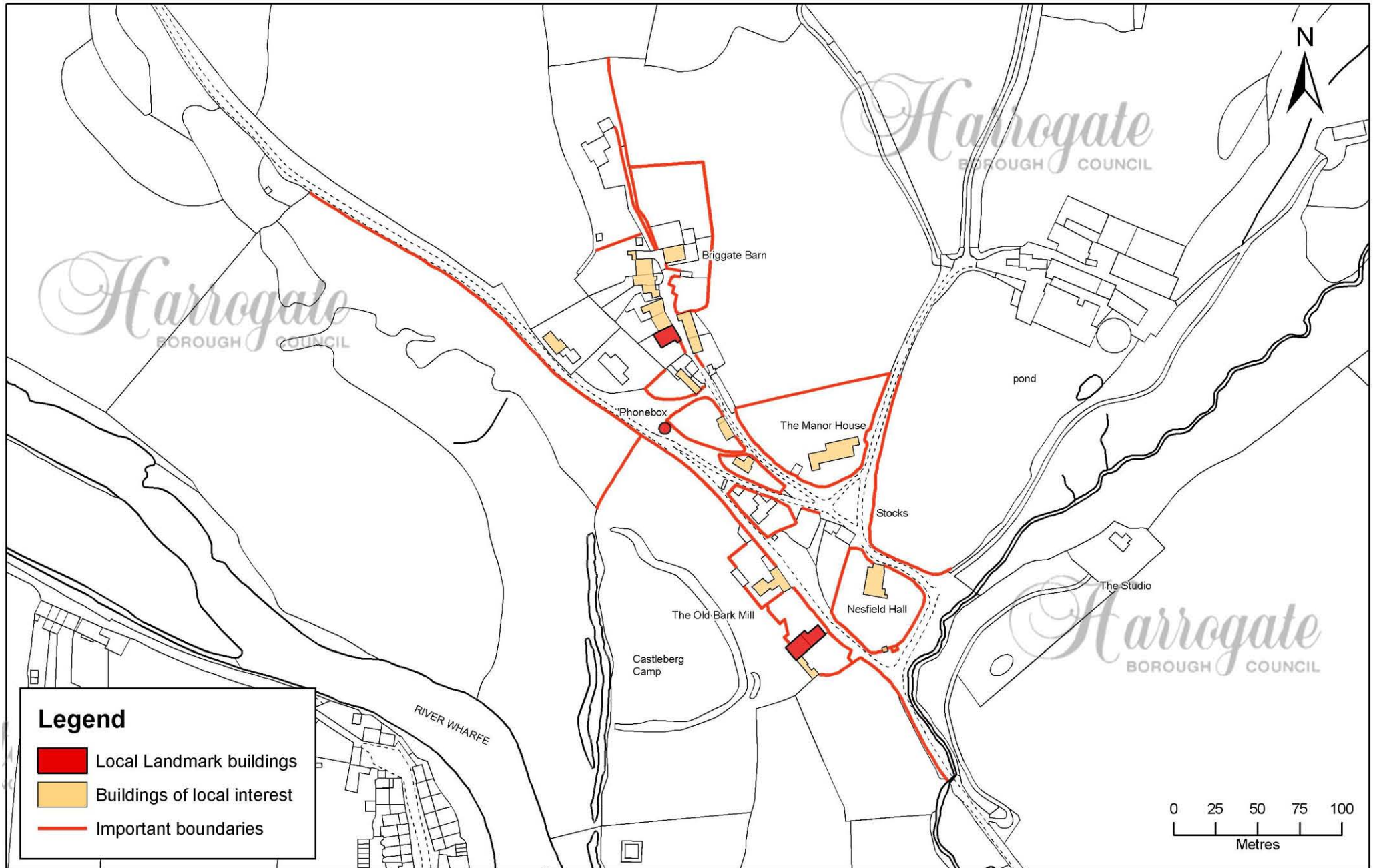


©Crown copyright and database rights 2011 Ordnance Survey 100019628

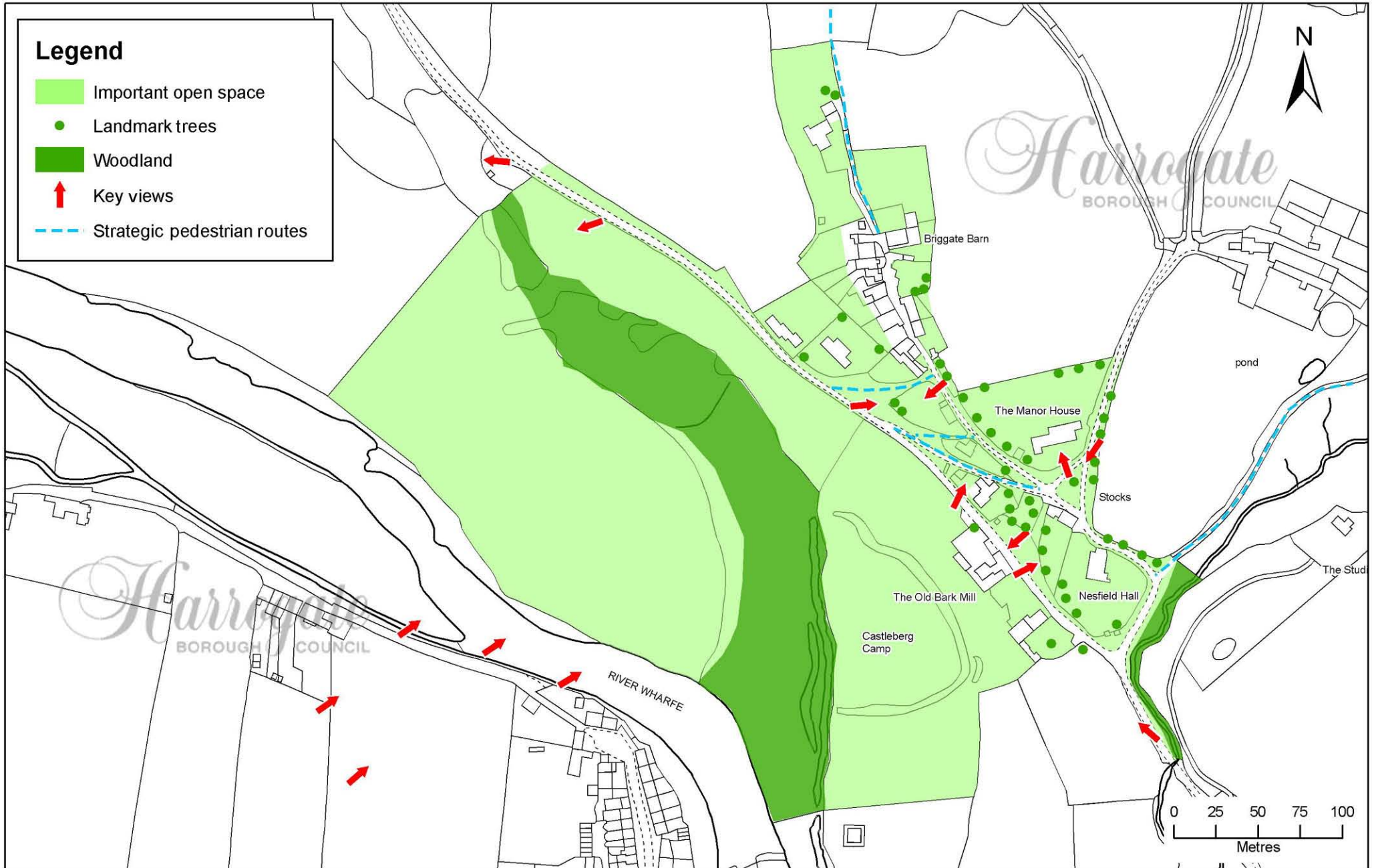
Map 2: Nesfield Conservation Area boundary



Map 3: Analysis & concepts



Map 4: Landscape analysis



©Crown copyright and database rights 2011 Ordnance Survey 100019628

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

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

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

2. Monitoring & review

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

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

3. Maintaining quality

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

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

4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The public consultation event resulted in several suggested alterations to the Conservation Area being made. One suggestion was to reduce the size of the Conservation Area; the other four suggestions were for enlargement. The possible inclusion or exclusion of these suggested areas has been determined on the basis of their “special architectural or historic interest, the character of which it is desirable to preserve or enhance”.

At the consultation event, it was suggested to change the boundary to follow Dean Beck, rather than arbitrarily cut through the land associated with the detached dwelling, The Studio. It was agreed that the arbitrary line of the existing Conservation Area boundary was not readable on the ground and bisects a space which, although attractive, is not of special architectural or historic interest. Therefore the Conservation Area boundary here has been amended to follow the fenceline along the east of Dean Beck so it is readily legible on the ground and covers a coherent area of special interest.

The most commonly suggested boundary extension at the consultation event was to extend the Conservation Area to the southwest to include the face and western slope of Castleberg Camp and the woodland below. The existing designation simply followed the line of the fence atop the cliff face excluding the cliff itself. It was agreed that the Castleberg, views of it and the built up area of Nesfield are fundamental to its special interest. Accordingly, the Conservation Area boundary has been extended to the southwest as far as the River Wharfe. The resultant Conservation Area boundary would border that of Addingham and, as such, all of the important views of Nesfield from Low Mill Lane and Ilkley Road would be within Conservation Areas.



The views of the steep scar, woodland and River Wharfe are of such importance to the special interest of Nesfield that it is proposed to alter the Conservation Area boundary to reflect this.

An outcome of the consultation workshop was the suggested inclusion of Park Wood within the Conservation Area due to its contribution to the village's setting. Whilst it is agreed that Park Wood provides an important immediate setting to Nesfield, it would be impractical to include it within the Conservation Area. Park Wood covers an area much larger than the existing Conservation Area and there is no means of including only that part of it which relates directly to the Conservation Area. Designating this area as Conservation Area would place additional controls on a woodland which is already within the green belt (and within the *setting* of a Conservation Area). It is considered that including Park Wood in the Conservation Area would dilute its special architectural and historical interest and would place protective controls on a woodland plantation. As such no change has been made to the boundary at this point.

Two final Conservation Area boundary suggestions made at the consultation event were to include fields to the east and west of Nesfield Lane due to the views across them and their importance to the setting of the village. It is considered that, whilst the views across these fields are attractive, these areas are already sufficiently protected by their designation

as green belt and within an Area of Outstanding Natural Beauty. Any application affecting either field would have to take into consideration the impact on the setting of Nesfield Conservation Area. It was, therefore, considered that these fields benefit from a high level of protection, which would not be changed by designating them as Conservation Area (particularly as, individually, neither field is of special architectural or historic interest). Accordingly, no change has been made to the Conservation Area at this point.

During the six week consultation period on the draft of this Appraisal, no comments were received relating to the Conservation Area boundary apart from one comment supporting the proposed boundary. The revised conservation area boundary was approved on 2 November 2011 and is indicated on Map 2.

5. The management of change

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

6. Opportunities for enhancement

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

- The removal of non-native evergreen hedges and trees which bring a discordant, suburban character to the village and reduce the sense of openness.
- The reinstatement of appropriate traditional roofing materials, and timber windows and doors.
- The proactive management of mature and veteran trees which contribute to the village scene.
- The running of overhead wires and cables underground to maintain the traditional street scene and skyline of the area.
- The rationalisation of signage and a sensitive, co-ordinated approach to the design and siting of signage and street furniture.

Existing buildings

The survey of the existing buildings within Nesfield identified that a distinctive character exists, although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past thirty years, public awareness and expectation of the planning system to protect the “familiar and cherished scene” has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of Nesfield 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. This would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable.

Article 4 Directions

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

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the settlement’s distinctive character.

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

Grant schemes

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

Erosion of quality & loss of architectural detail

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

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

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

Roof alterations & extensions

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

Gardens & front boundary treatments

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

Telecommunications equipment, satellite & cable dishes

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

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

Floorscape

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

Important trees

The existing mature trees throughout the Conservation Area significantly add to its charm and character. In accordance with the Council's Landscape Design Guide, the existing pattern of trees and shrubs should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree and shrub planting and management methods that improve wildlife habitats.

Outdoor advertisements & street furniture

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

New development

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

New buildings will be permitted only 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 Borough Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not adversely impact upon the pattern of existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or 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 achieve creative design solutions, whether contemporary or traditional in style.

Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide the setting for buildings or spaces of special character and interest or may simply conform to the

general grain and settlement pattern of the area. This backcloth helps the area to retain its cohesiveness and therefore need special management.

7. Landscape issues

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

Village edges

The visual and spatial relationship between Nesfield and the surrounding countryside is a vital facet of the Conservation Area. At present there is a strong relationship between the built form and the adjacent pastoral fields, giving a fairly scattered development pattern. Consequently, virtually all of the built up area of the village forms part of the village edge. The planting of high hedges of any species or the erection of high fences behind or between buildings would cut vital visual links between the village and its setting and spoil the existing relationship. Similarly the treatment of gardens that adjoin agricultural fields should not assume a suburban character by virtue of their landscaping, boundary features, or outbuildings such as sheds. Instead, the focus should be on using native deciduous planting to give traditional garden spaces which relate to their context. There should be a presumption in favour of retaining traditional dry stone walls as the boundaries to gardens and fields.

Tree planting

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

Footpaths

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

Checklist to manage change

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

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

Appendix B

Public consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Wednesday 26 May 2010 at Ilkley Cricket Club, Denton Road, Ilkley. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a posted leaflet that the consultation event was taking place.

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

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

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

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

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

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft document during the consultation period from 31 May - 13 July 2011. Following consultation, amendments and additions were made to the text. The Cabinet Member for Planning, Transport and Economic Development approved the Appraisal on 2 November 2011 and it is published on the Borough Council's website.



Local residents and planner on the workshop walkabout.

Appendix C

Further reading

Baines's Directory 1822

Bogg, E (n.d.) A Thousand Miles in Wharfedale

Speight, H (1900) Upper Wharfedale (1988 ed.)

