

Farnhill Conservation Area Appraisal August 2016

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Introduction

How to use this document

This Conservation Area Appraisal should be read in conjunction with the document *Introduction to Craven Conservation Area Appraisals*, which can be downloaded from the Craven District Council website. This document contains an explanation of the purpose and methodology of this Appraisal, together with a general introduction to the history, landscape, buildings and settlement forms of Craven.

When viewed as a pdf document, this Appraisal includes an interactive map with a series of layers that can be activated using the menu panel that appears on the left-hand side of the report. Refer to the *Introduction* document for advice about how to reveal this menu panel. These layers, which can be turned off and on in any combination, illustrate aspects of the Appraisal that are described in the text. These elements are: the conservation area boundary, Victorian Ordnance Survey maps, listed buildings, key buildings, significant views, open space analysis and woodland. At any time the map can be found by clicking the MAP button on the bottom right corner of every page.



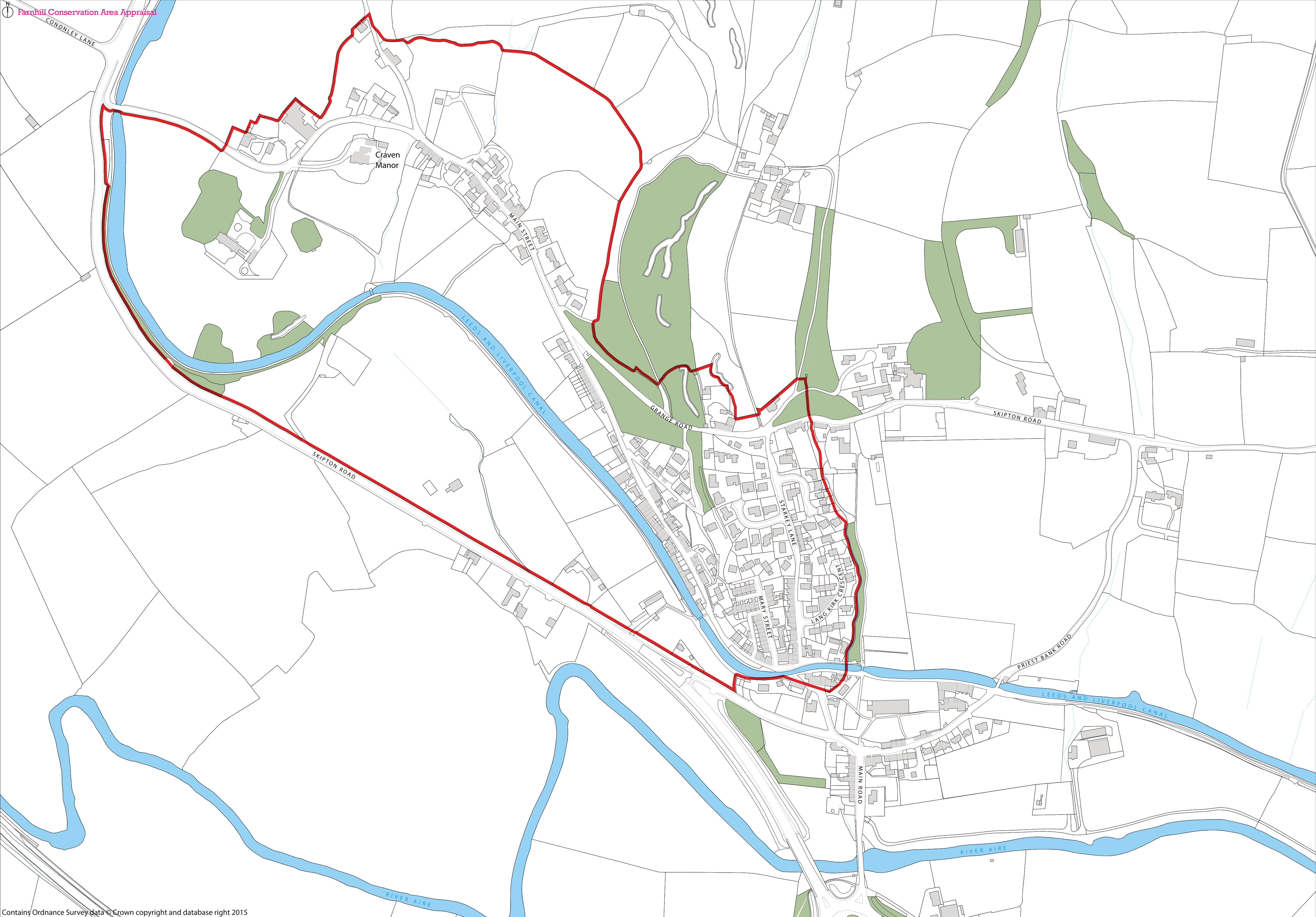
Location of Farnhill

Overview of the conservation area

Farnhill is situated on the north-east bank of the Leeds and Liverpool Canal on a steep hill that eventually rises to Crag Top and Farnhill Moor and overlooks the Aire Valley to the south-west. Farnhill comprises of High Farnhill and, what was historically known as, Low Farnhill. Low Farnhill is a dense series of streets that hug the Canal and are continuous with Kildwick to the east. High Farnhill is made up of more intermittent development along the north eastern end of Main Street. The two are linked by Main Street and the string of residential development along it.

Farnhill Hall at the western extremity of the village dates from the fourteenth century and stands isolated on a mound.

Conservation Area Designation date: 11 January 1980



1.0 Character

1.1 Historic & contemporary character

Until at least the beginning of the twentieth century High and Low Farnhill were two separate places: High Farnhill consisted of a few buildings along Main Street terminating with Farnhill Hall to the west and Low Farnhill was clustered around the north bank of the Canal to the south-east.

Along the Canal, west of Parson's Bridge, there is a concentrated survival of historic fabric. The buildings that line the north side of the Canal are some of the oldest in the village and along with the historic fabric of the Canal it is especially picturesque.

- Farnhill is given a brief mention in the Domesday Book which gives little suggestion of the settlement. The adjoining village of Kilwick is noted as having a church, which serves as the parish church for both settlements to this day.



Historic buildings by canal

- By the mid-nineteenth century development in Low Farnhill had begun to extend northwards up the hill and the southern half of Starkey Lane had been developed.
- By c.1900 there were at least 3 mills in and immediately adjacent to the village: Farnhill Mill on Main Street and Airedale Mill on the Keighly to Skipton Road and Aked's Mill on Main Street. The first two suffered devastating

fires in the early years of the twentieth century and Aked's Mill closed in 1906.

- Along the north side of the Canal in Low Farnhill are a continuous series of former industrial warehouses and mills that have been adapted and converted to housing. These are taller than most buildings in the village at three storeys.



Former Aked's Mill



Canal and mills

- The modern and contemporary grain is generally well-integrated in Low Farnhill in terms of its planning if not so much in terms of design. There are no large estates of modern development on the periphery of the village although the cul-de-sacs off Starkey Lane do not enhance the character of the Conservation Area. The relative consistency of the materials helps the old and new development integrate.
- As a general rule the older buildings in Low Farnhill hug the Canal and the more recent development is concentrated up the hill towards Grange Road. There is a mixture of buildings of various dates and designs throughout however.
- At the western extremity of the settlement is Farnhill Hall a grade I-listed medieval manor house. It is isolated on a knoll with an unusual octagonal walled garden set in the adjacent field. Although the Hall is not clearly visible from Main Street, a footpath runs past it and it forms a memorable and important historic group with its handsome nineteenth-century barn.



Farnhill Hall

1.2 Spatial and Urban character

Farnhill Conservation Area covers a large area and two historically distinct settlements which have now merged but retain distinct characters. One of the most striking characteristics is the dramatic topography of the village and its position overlooking the Aire Valley.

- There are long views throughout the Conservation Area, both to the south over the valley but also across the valley from the west (High Farnhill) to the east (Low Farnhill and Kildwick).
- There are shorter, more intimate urban views, mainly from within Low Farnhill that are usually the result of the steep topography forming particularly distinctive urban views.
- The infrastructure of the Canal and Main Street, which runs underneath the Canal and the length of the Conservation Area, adds to the dynamic spatial character of the Conservation Area.



Starkey Lane

- High Farnhill is still very much a rural settlement with a very low density of development which is largely concentrated along the Main Street. Despite the nearby arterial roads the countryside is the defining characteristic at this west end. The land rises very steeply north of Main Street at its east end where the development is more consistent along the road. Towards Farnhill Hall the development gradually peters out.

- Low Farnhill has a more dense, urban character with buildings from different periods. The core of the village is concentrated around Newby Street, Starkey Lane and Mary Street. To the west, development along Main Street becomes less dense. The very steep roads leading north off Newby Street create distinctive streetscapes of terrace housing. Hanover Street is a straight cul-de-sac leading west off Mary Street, a terrace fronts the street on its north side and other side is the rear of a terrace that fronts on to South View, another short cul-de-sac. Both these short streets have views west across the countryside from their dead ends.
- The development of late-nineteenth century stone cottages has been infilled with mid-twentieth century closes of detached bungalows so that there is a dense core of development between the Canal to the south, Grange Road to the north, Starkey Lane to the east and Main Street to the West.

- Low Farnhill has a series of footpaths that snake down the hill in between the houses. These add to the surprising and dynamic nature of the urban form of the village.
- The Farnhill Conservation Area boundary takes in a row of cottages on the south side of the Canal which more naturally belong to Kildwick and its conservation area. These face south, away from the Canal and the rest of Farnhill and a lower gradient from the rest of the village.



Lanes in the conservation area

1.3 Materials and palette

- Walls: both coursed and uncoursed gritstone ashlar and rubble for buildings and boundaries.
- Window reveals: gritstone (often tooled)
- Roofing: Westmorland slate and Yorkdale Sandstone slates.
- Windows: casement and sash generally painted white. Significant alterations and replacements of timber sashes with modern casement and upvc.
- Pavements: majority asphalt with granite kerbs. Some limited areas of traditional English Pennine Sandstone flags survive and should be retained. Some of the paths in Low Farnhill retain historic stone surfaces, these are characterful and should be retained.
- Road surfaces: Asphalt throughout. No obvious surviving setts or cobble surfaces.
- Street furniture: lampposts – the majority are galvanised columns with simple luminaires. Along

Newby Road, by the Canal, there are a couple of more traditional nineteenth-century lampposts which enhance the picturesque character of this area.

- Other: Cast iron railings in a variety traditional forms survive.

The historic fabric of infrastructure like the Canal, road tunnel and Parson's Bridge is especially well-preserved and good-quality and have group value. These are an important aspect of the Conservation Area's character.



Lanes in the conservation area

1.4 Key buildings and structures

- Farnhill Hall – Grade I listed
- Barn at Farnhill Hall Farm – Grade II Listed
- The Mullions – Grade II Listed
- Aqueduct on the Leeds and Liverpool Canal – Grade II
- Methodist Church - Unlisted



The Mullions Barn

1.5 Relationship with other settlements

Farnhill is continuous with the village of Kildwick to the east. The conservation area boundary runs along the west side of the footpath which starts at St Andrew's Church and Parson's Bridge to the former parsonage at the north end of the two settlements. These structures, all associated with the parish church, are within Kildwick.

2.0 Landscape and Open space

2.1 Overview

Farnhill has a particularly dramatic setting, even for villages in Craven. The north bank of the Leeds and Liverpool Canal is particularly steep at this point creating extremely steep streets and long views from the higher roads.

Where the south-eastern part of Farnhill is densely-built with woodland obscuring views northwards, the western half of the village is a low-density linear development along Main Street which is at a higher gradient, affording long views to the south, east (towards the rest of Farnhill and Kildwick) and west. Views northwards are curtailed by the steeply rising ground although the impression is one of countryside.

Many views are to the south where the expanse of the Aire Valley is visible. In the foreground is the Leeds and Liverpool Canal, the Skipton Road, River Aire and the Settle–Carlisle Railway Line as well as the more industrial settlements of Glusburn and Crosshills. Despite, these areas of development and infrastructure there is an overwhelming impression of the rural landscape.



View over Aire Valley

2.2 Methodology

The following categories have been used to assess the contribution of open space to the Conservation Area and are shown as a layer on the map at the front of this Appraisal:

Purple: Open space that makes a strong contribution to the character and appearance of the Conservation Area

Yellow: Open space that makes some contribution to character and appearance of the Conservation Area

Brown: Open space that makes no or negligible contribution to character and appearance of the Conservation Area

Areas of open space and individual fields that need particular comment or have been identified as making a less than strong contribution to the character and appearance of the Conservation Area have been numbered for reference in the descriptions below. Refer to the 'open space analysis' layer on the Appraisal map that can be accessed from the button on the bottom right corner of the page.

Much of the open landscape to the east is addressed under the Conservation Area for Kildwick and so has not been duplicated here.

2.3 Open space assessment

South of the Leeds and Liverpool Canal

Predominantly makes a ***strong contribution*** to the character and appearance of the Conservation Area

- South of the Canal the land continues to slope away from the village. The Conservation Area boundary follows the north side of the Skipton Road, taking in a swathe of land between the Canal and road where the Canal bends northwards. This expanse of largely undeveloped land has undoubtedly been included within the Conservation Area due to the strong contribution it makes as part of its setting.
- The Canal is clearly visible in views south of Main Street and has a strong relationship with the village (which it meets to the east) and is rightly a part of the Conservation Area. It has a tow path which is a public right of way and is heavily used. Maintaining the open context of the Canal and the views of it from the village are important to its identity and landscape setting.

- There is a small area where the Canal and Skipton Road nearly converge. The land between the two has some development on it and is close to the development of Farnhill and Kildwick so that it 'reads' as a natural part of the settlement rather than as development in open countryside. The space in between these little clusters of development (F1) make less of a contribution as open space to the setting of the village than the undeveloped area to the west.



Land south of the canal

**Open space around Main Street, west of Grange Road
(High Farnhill)**

Predominantly makes a **strong contribution** to the character and appearance of the Conservation Area

- This western end of the Conservation Area retains a largely undeveloped character with predominantly historic stone cottages lining the road. The development is not particularly dense and allows views to the south to the Canal across the Aire Valley.
- To the north the land rises very steeply so that views are very limited. The moorland landscape that is visible in this direction makes a strong contribution to the setting of the village but beyond it (F2) makes no contribution.
- The field around Craven Manor makes a strong contribution to the character of the Conservation Area. It allows views across the valley and glimpsed



View north

views east. The undeveloped frontage of the road here maintains the strongly rural character of this part of the settlement.

- At the western extremity of the Conservation Area Farnhill Hall (Grade I Listed) on its knoll and its large stone barn (Grade II Listed) on the north side of Main Street are notable features in the landscape and form an important architectural group. Around these buildings, towards the Canal where it loops to the west are open fields which form an important part of the views and setting on entering and leaving the village from this direction and form the setting too of these buildings. Arriving from the west on Main Street, over Farnhill Bridge, (Grade II Listed) which crosses the Canal, and climbs the hill into the village, which becomes gradually more built up is an important aspect of its character.

Open space to the north-east of the Conservation Area including woodland.

Open space makes **no contribution** to the character and appearance of the Conservation Area

- This relates partly to a strip of wooded land north of Grange Road and south of Crag Top Farm. The open space to the east is addressed in the Kildwick Conservation Area Appraisal.
- This area is physically and visually separated from the Farnhill Conservation Area by woodland and therefore makes no contribution to its character and appearance (F3).
- The denser woodland directly north of Grange Road provides an important backdrop to the village and makes a strongly positive contribution.

Open space between the Methodist Chapel on Main Street and No. 41

Makes a ***strong contribution*** to the character and appearance of the Conservation Area

- This is a small area of open space which allows long views down to the Canal and across the Aire Valley. The open frontage onto the road provides an attractive green space.

Triangular piece of wooded land between the junction of Grange Road and Main Street

Makes a ***strong contribution*** to the character and appearance of the Conservation Area

- This piece of wooded land compliments the woodland on the opposite (north) side of Grange Road and reflects the historic separation of High and Low Farnhill. It also creates a rural character to the centre of the settlement.



Green space next to Methodist chapel

3.0 Views

Refer to the map at the front of the appraisal.

3.3 Highly significant fixed views (HF)

There are many attractive views within and around Farnhill. The following are a few notable examples that take in some of its key characteristics.

HF1: View from the footpath adjacent to the entrance to Farnhill Hall, looking east towards the rest of the village and the Aire Valley to the south-east. This view gives a clear sense of the topography of the village and Conservation Area. Main Street can be seen winding its way eastwards with the land sloping away to the south.

HF2: View from the top of Starkey Lane looking south over the village and Aire Valley.
Long view over the south-eastern end of the village (Low Farnhill) and across the Aire Valley beyond.



View from Starkey Lane

3.4 Highly significant dynamic views (HD)

HD1: View south/south-east from Main Street from in front of Holme Bank.

There is a stretch of Main Street that does not have any development on its south side, allowing views across the Aire Valley. The stone wall along the road, the fields down to the Canal and the fields beyond, separate the development of Crosshills from Farnhill and maintain its pastoral setting.

HD2: View from the tow path of the Canal (on its south side) to the historic buildings of Low Farnhill on the north side.

This is the most picturesque built up area within the village due to the combination of the Canal, the Parson's Bridge in the distance to the east (just outside the Conservation Area boundary) and the historic buildings that line the north side of the Canal on Newby Street.



View south of Main St



Historic buildings by Canal

4.0 Traffic and Movement

4.1 Pedestrian

Within the south-eastern area of Farnhill, around Starkey Lane and Mary Street there are generally pavements on both sides of the roads. Elsewhere, they are more inconsistent and often only on one side of the street. At the western end of Main Street the pavements disappear altogether which is in keeping with its more rural character.

4.2 Vehicle

The roads through the Conservation Area are often narrow and often very steep. Main Street and Grange Road are wider, busier road though the traffic through the village is not generally heavy.

4.3 Parking

Resident parking seems to be both on and off road as many houses are new or have the space for driveways and garages. There are no large car parks in the village, just one small one where Main Street becomes Newby Road. There did not seem to be a pressing need to additional parking provision when Farnhill was visited.

5.0 Recommendations for further work

- Further research into the historic development of the village, the settlement character and morphology
- Further study to identify opportunities and detractors
- Article 4 direction and guidance on external appearance of dwellings in the Conservation Area
- Identification of problems, pressures and potential solutions

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