

Sutton-in-Craven Conservation Area Appraisal August 2016

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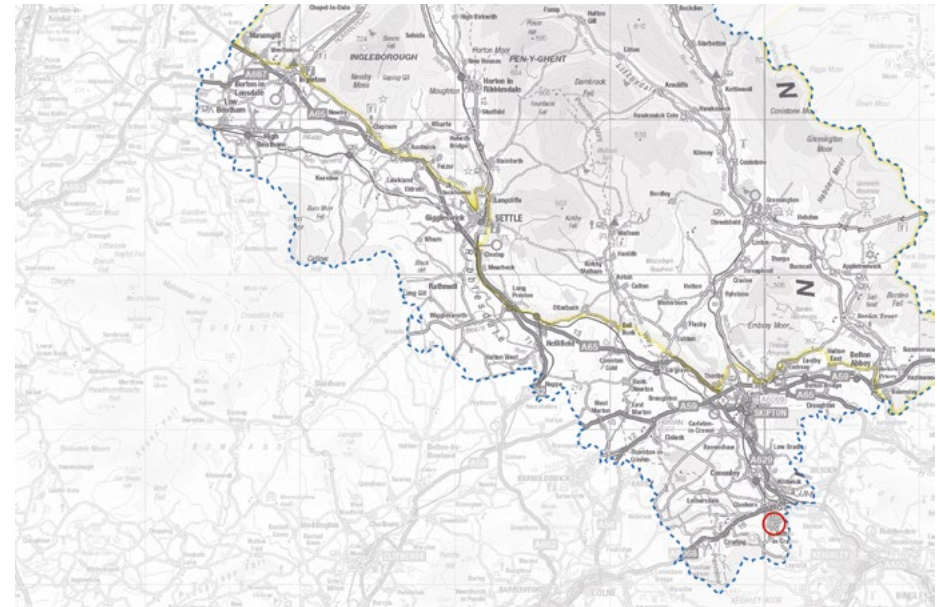


Introduction

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 Sutton-in-Craven

Overview of the conservation area

Sutton-in-Craven consists of two distinct areas: the original village of Sutton and Sutton Mills to the north-east. The Conservation Area comprises the historic village core, a mix of former agricultural buildings, cottages, textile workers' housing and the dominant Greenroyd Mill, all that remains of a substantial textile industry. The settlement lies in Landscape Area 31, Settled Industrial Landscapes (1).

Designation date: 1979



TO KNOTT HILL →

1.0 Character

1.1 Historic and contemporary character

The historic core around High Street and Harper's Square contains a few buildings of seventeenth and eighteenth century date but the majority are nineteenth century in origin, replacing earlier buildings. Many of the key buildings are listed, including Craven House; the Old Manor House and Prospect House, all grade II. Very few buildings retain original casement and sash windows.

- Sutton is recorded in the Domesday Book and is, relative to West Riding, a 'quite large' settlement, one of a number of similar villages situated along the western and southern edge of the Aire floodplain (2).
- The village was principally an agricultural settlement although in common with most Pennine settlements, weaving and spinning were key features of the local economy since at least the late medieval era.
- The historic core as defined on the 1853 Ordnance Survey map lay along High Street and Harpers Square with further settlement at Low Fold and around the Black Bull Inn (3).
- An early water-powered textile mill (named Sutton Old Mill in 1853) existed on the site of the later Greenroyd Mill.
- The earliest steam-powered textile mill was at Sutton Mills with Greenroyd Mill converting and expanding by the late nineteenth century.
- Despite the significant expansion of Sutton Mills to the north-east with rows of terraced streets, the historic core of Sutton remained relatively intact until the late twentieth century when substantial expansion to the north and west occurred.

- Council housing development started in the late 1930s off Park Avenue and Hall Avenue and there are a number of 1930s private houses on Holme Lane, but the majority of twentieth-century development dates from the 1970s onwards.
- Greenroyd Mill was converted to residential use and housing built on its former mill pond in the early twenty-first century.

1.2 Spatial and urban character

The legibility of the historic core is very strong along High Street and around Harpers Square but its relationship with the surrounding countryside has been lost almost completely with the exception of the south-eastern corner of the Conservation Area.. Historic 'edge of settlement' legibility only survives around Wet Ings lane and the grade II-listed Bay Horse Inn.



Greenroyd Mill



Bay Horse Inn

- The High Street from the junction with North Road to Harper's Square is the heart of the village and the key characteristic of the Conservation Area. Here, village buildings - dwellings, former farms and former business premises front directly onto the road.
- The absence of paved footways is a key feature with pedestrians sheltered on one side by parked cars.
- Glimpses through into back yards, crew yards and along lanes open out views behind the buildings giving the impression of the historic grain. Some of these lanes retain original setts and cobbles. The glimpsed view into the grounds of the grade II-listed King's Court is intriguing.
- The western end of Rosewood Square contains an excellent survival of original cobbles and setts - all gritstone with a central drain channel.
- Architecture is mixed, mostly two-storey but some three. Rows of cottages are set away from the main street e.g. - Daisy Place and North Row.
- The general quality is good and there have been few obvious conversions.



Gritstone cobbles and setts at the western end of Rosewood square

- West Lane contains row of attractive grade II-listed seventeenth-century cottages adjacent a working garage, West Lane Garage sited in a former barn with asbestos roof and industrial extractors visible. Although unsightly, this adds vibrancy to the Conservation Area and has been a garage since at least the 1930's.
- The village is dominated by Greenroyd Mill, although recently (early 2000s) converted to residential, still serves as a visible reminder of Sutton's industrial past. This is one of several key buildings. The others are St Thomas's Church, the Black Bull Inn, the Bay Horse Inn and the West and East Lodges to the former Sutton Hall.
- St Thomas's Church and Sutton Park provide an important buffer between the historic core and the settlement of Sutton Mills.
- Trees are sparse apart from Main Street, by St Thomas Church, Sutton Park and Wet Ings Lane.



The Black Bull Inn

- Land to the south of Wet Ings Lane conserves the legibility of the historic core and its relationship with the landscape beyond.
- The Sutton Beck is a key landscape feature that runs through the village core.

1.3 Key buildings

- Craven House - Grade II-listed
- The Old Manor House - Grade II-listed
- Prospect House - Grade II-listed
- The former Greenroyd Mill - Unlisted
- St Thomas' Church - Grade II-listed
- The Black Bull - Grade II-listed
- West and East Lodges - Grade II-listed

1.4 Relationship with other settlements

The eastern 'gateway' to the Conservation Area is marked by a 20mph zone which also acts as a physical change between the industrial terracing of Sutton Mills area and the more organic layout of the historic village. The Parish Church of St Thomas on one side and the Sutton Park on the other reinforce the gateway feel. Although there is little physical separation between Sutton-in-Craven and Cross Hills to the north, the Conservation Area boundary is clear.

1.5 Materials and palette

- Walls: coursed gritstone ashlar and rubble for buildings and field boundaries.
- Window reveals: tooled gritstone mullions and transoms.
- Gateposts: tooled and occasionally decorated gritstone monoliths.
- Roofing: Westmorland slate and Yordale Sandstone slates.
- Windows: casement and sash generally painted white. Significant alterations and replacements of timber sashes with modern casement and upvc.
- Pavements: asphalt and English Pennine Sandstone flags with gritstone kerbs.
- Surfaces: asphalt and where surviving, gritstone setts.
- Street furniture: mixture of styles including concrete columns from the 1950s and 1960s. Most are free standing but there are some wall mounted.
- Other: Cast iron railings in a variety traditional forms survive.

2.0 Landscape and Open space

2.1 Overview

Sutton-in-Craven consists of two distinct areas: the original village of Sutton and Sutton Mills to the north east. The Conservation Area comprises the historic village core, a mix of former agricultural buildings, cottages, textile workers' housing and the dominant Greenroyd Mill, all that remains of a substantial textile industry.

The village sits at the lower slopes of high ground to the south and south-west. These heights provide a dramatic backdrop to the village and can be seen from a variety of locations along the High Street and North Road. Enclosed pasture predominate to the south, south-east and south-west. There are scattered clumps of woodland on the slopes. To the north, the land drops to the Holme Beck, a tributary of the River Aire and the settlement of Cross Hills. To the east lies Sutton Mills, an area of nineteenth-century terracing and post-war council housing.

The principal open spaces are Sutton Park, a bequest to the village from William Hartley, mill owner, and St Thomas churchyard.

The Sutton Beck is a key landscape feature that runs through the village core.

The majority of the historic core is surrounded by late twentieth-century development which has resulted in the loss of significant rural context.

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.

2.3 Open space assessment

Sutton Park and the churchyard

*Makes a **strong contribution** to character and appearance*

Sutton Park is an extraordinary open space with formal planting, carefully maintained greens, a boating lake and a cafe with toilets. For a settlement this size it is a fantastic

resource and at the time of visit, well used by local people. This and the churchyard have ensured that Sutton Mills area did not coalesce with the historic village of Sutton.

Land to the south and southeast.

*Predominantly makes a **strong contribution** to character and appearance*

- Until the late twentieth century, Greenroyd Mill, the grade II-listed Church of St Thomas, and the Sutton Beck defined the southern limits of the historic core of Sutton. Housing development from the early 1960s onwards has disrupted this relationship.
- The land between Greenroyd Grove and the grade II-listed Bay Horse Inn as well as land to the southeast up the slopes of Knott Hill represents the last remaining area of open landscape adjacent the boundary of the historic core.

- Although the enclosed fields are an early twentieth-century reworking of earlier field boundaries, they help define the edge of the historic core and significantly contribute to the setting of the grade II-listed Bay Horse Inn.
- There are fine views out by the Bay Horse to Knott Hill (**HF3**), and from Wet Ings Lane (**HD1**), and Hall Drive.
- Land further to the east (F1) although including some substantial elements of possible medieval strip fields within later enclosure, makes a *negligible* contribution to the character and appearance of the Conservation Area.

Land between Holme Beck and Sutton (F2)

Makes *some contribution* to character and appearance

- Although beyond the Conservation Area boundary, this open pasture is an important buffer between Sutton and Glusburn immediately over the Holme Beck. It helps define the two settlements and prevents coalescence.

Land between Crag Lane and housing off Bent Lane (F3)

Makes *no contribution* to character and appearance

- Part of this site, between Bent Lane and Croft Hill has been built on. To the west the field forms part of the arable open countryside setting of Sutton, although not visible from within the Conservation Area.
- Crag Lane is a public footpath giving access to an extensive network of paths to the west and access to Earl Crag and Lund's Tower a well known local viewing spot.

Land between Crag Lane, Willow Way and Crag Farm (F4)

*Makes **no contribution** to character and appearance*

- This pasture field forms part of Crag Farm and is bounded to the south by a mature hedge and to the north by Crag Lane, a public footpath giving access to open country to the west.
- The field is not visible from within the Conservation Area.

3.0 Views

A walking tour of the village takes in a variety of general glimpsed views through side passages, lanes and yards to open countryside and further infill development dating from the late nineteenth century to the early twenty-first century. There are occasional views of historic buildings such as Sutton Hall and Prospect House but the most dominant features are the converted Greenroyd Mill, Sutton Park, and the slopes of Steeton Moor.

3.1 Highly significant fixed views (HF)

HF1: Long view from High Street by St Thomas Church

Contextual view from eastern gateway into the village with Sutton Park on one side and St Thomas Churchyard on the other.

View of Greenroyd Mill illustrating height and massing dominance of the village with the slopes of Sutton Moor beyond.

To the north of Main Street, the relationship of Sutton Park to the village can be appreciated with good views across the park.



HF1

To the south there is a clear view through the churchyard to Harper's Wood and the slopes of Steeton Moor beyond.

HF2: 360 degree view from Harpers Square by Fall Bridge.
Sweeping view down High Street.
View along West Lane with open countryside beyond.
View down Ellers Road with the Bay Horse Inn in the foreground and the slopes of Steeton Moor beyond.
View of the grade II-listed gate house to Sutton Hall.

HF3: View from the Bay Horse Inn
'Edge of settlement' historic view of open countryside.
Strong view of Steeton and Sutton Moors.



HF2: The view SE down Ellers Road



HF3

3.2 Highly significant dynamic views (HD)

HD1: Views from Wet Ings Lane.

Dynamic views from public footway of the former mill site with original railings intact.

Views along footway to Fall Bridge.

Views to the south of Steeton Moor beyond and Bay Horse Farm and Bay Horse Inn.



HD1

3.3 Moderately significant fixed views (MF)

MF1: View from North Road.

View of Prospect House, original home of William Hartley, founder of the original Greenroyd Mill.
View of Greenroyd Mill with Steeton Moor beyond.

MF2: View from junction of Holme Lane and High Street
Strong view of the converted Greenroyd Mill with Steeton Moor beyond.

View of the grade II-listed Black Bull Inn.

View of High Street with Craven House at the end with Sutton Moor beyond.



MF2

3.4 Moderately significant dynamic views (MD)

MD1: View from Holme Lane

Gateway view from the north across Sutton Park with Steeton Moor beyond.

Dynamic view of Sutton Park from edge of Conservation Area along Holme Lane.

Sutton Beck along side of road.



MD1

4.0 Traffic and Movement

4.1 Pedestrian

High Street retains very little paved footway. There is a raised length to the front of Craven House and opposite in front of the terraces 41 to 49 High Street. A small area of paving exists along the frontages of 15 to 31 High Street with car parking in front. Pedestrians are generally forced into the road. Otherwise there are no footways in the core of the village. Wet Ings Lane and Gatering Lane together provide a well-used public right of way partially along the Sutton Beck with open views south including pasture associated with Bay Horse Farm.

4.2 Vehicle

A number of local people stated that the village gets unacceptably busy at peak times by people seeking to avoid congestion in Keighley. Local people also attest to vehicles ignoring the 20mph speed limit outside the Church of England Primary School on Main Street. During the day however, the village appeared to have low vehicle movements. There are few examples of road markings in use which greatly enhances the look and feel of the

Conservation Area. There are large blue 'no HGV' signs at the entrance of Fall Bridge attesting to the tendency for HGVs to pass through the village at times.

4.3 Parking

Parking is generally on-street or off-road in back and side lanes. This is not a significant issue and may help to slow traffic down. During the school run and at weekends, Main Street by the Church of St Thomas and Sutton Park is very busy with parked cars

5.0 Recommendations for Further Work

- Further study of opportunities and detractors.
- Assessment of streetscape.
- Article 4 direction and guidance on external appearance of dwellings in the Conservation Area.
- Detailed analysis of building form and settlement character and morphology.

Sources

1. Chris Blandford Associates, 2011, North Yorkshire and York Landscape Characterisation Project.
<http://www.northyorks.gov.uk/article/25431/Landscape-character-assessment>
2. Open Domesday, 2015, University of Hull:
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Issued August 2016

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