

DENTON

Conservation Area Character Appraisal



Working for you

Approved 9 December 2009

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	6
6. The form & character of buildings	10
7. Character area analysis	14
Map 1: Historic development	17
Map 2: Conservation Area boundary	18
Map 3: Analysis & concepts	19
Map 4: Landscape analysis	20
Appendix A:	
1 Management strategy.....	21
2 Monitoring & review.....	21
3 Maintaining quality	21
4 Conservation Area boundary review	21
5 The management of change	22
6 Opportunities for enhancement	22
Checklist to manage change	26
Appendix B: Public consultation	27
Appendix C: Further reading	28

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 is approved by Harrogate Borough Council 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 Denton.

1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to

devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.

1.4 The assessment of the area's special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

1.5 Denton Conservation Area was first designated in 1994 and, following consultation on this Appraisal, was amended on 9 December 2009. This Appraisal aims to describe Denton 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 Denton 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.



Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Denton;
- to raise public 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
- to identify opportunities for enhancement.

2 Planning policy framework

- 2.1 Local authorities have a duty to designate “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.
- 2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.
- 2.3 In determining planning applications for development within conservation areas and applications for Conservation Area consent, the Council will give considerable weight to the content of Conservation Area character appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether a proposal has an adverse 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 Denton 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 The name Denton is Anglo-Saxon in origin and means farmstead ('ton') in the valley ('den'). The site of the village is well suited to agriculture, on well-drained gently sloping south facing land above the floodplain of the Wharfe. The first mention of the settlement is in the Domesday Book (1086) which records Denton as a subdivision (or subfeud) of the Manor of Otley. At the time the manor was property of the Archbishop of York (i.e. the manor belonged to the see of York). Sometime after the Vavasours, lords of the manor of nearby Weston, leased Denton from the see of York. It is known that by 1284 Sir Mauger Vavasour held the subfeud of Denton for a fourth part of a knight's fee.

3.2 The 1379 Poll Tax returns give an indication of medieval economic activity in Denton. They record a farmer, a weaver, a tailor and a merchant-draper living in Denton. Of the three involved in textiles it is more than likely that they were also farmers, but earned most of their income through textiles. It was common in the Pennines where the quality of the land meant farming families supplemented their income through more lucrative trades.

3.3 The Denton Estate passed from the Vavasours to the Thwaites through marriage in the late fifteenth century before passing to Sir William Fairfax upon his marriage to Isabell Thwaites. Isabell Thwaites owned the Manors of Thwaites near Keighley, Denton, and Davygate in the City of York. Sir William Fairfax

owned the Manors of Walton near Thorp Arch and Steeton near Tadcaster. Their marriage in 1515 meant Sir William Fairfax became the owner of all five manors. The couple resided in Denton. The Fairfaxes were a significant family in Yorkshire in terms of military contribution, but also to learning and knowledge. Thomas Fairfax, the grandson of Sir William Fairfax was made the first Lord Fairfax and was created Baron Cameron in the Scottish peerage in 1627 for distinguished service in the wars abroad. Thomas Fairfax, the third Lord Fairfax was also a soldier and strategist and went on to become General of Cromwell's Parliamentary Army. He also inherited the titles of Lord of Man and the Isles and established four Grammar Schools in the Isle of Man.

3.4 In 1716 Lady Fairfax, the widow of the fifth Lord Fairfax, sold the Denton Estate to Henry Ibbetson of Red Hall near Leeds. The Ibbetsons set about improving the Estate, but in some respects fate conspired against them. Denton Castle, as the home of the Fairfaxes was called, was gutted by fire in 1734 and the surviving elements demolished. There is no record of what this 'castle' looked like, but accounts suggest it was a magnificent building. A more modest replacement was built by Henry's son Samuel Ibbetson, but it appears that this building stood for a period as short as nine years before it too was destroyed by fire. It appears that for the following quarter of a century there was no hall or castle at Denton.

3.5 Sometime after 1748 Samuel Ibbetson died and the Denton Estate passed to his nephew Sir James Ibbetson who set about further improvements. In 1776 he commissioned John Carr to design a new Church, St Helen's, to replace the chapel-of-ease which formed part of the earlier halls and castles at Denton. The chapel-of-ease would have been a private place of worship designed to save the Fairfaxes or Ibbetsons having to travel to Otley to worship. Its replacement with a bona fide Church is significant as it served



Third time lucky: unlike the previous two edifices which both burnt down in the eighteenth century, the present Denton Hall has stood for over 230 years.

both the residents of the Hall and the wider population. John Carr was northern England's premier architect at the time and his work at nearby Harewood House and village may have inspired Ibbetson to hire him. The construction of the Church was followed by that of the present-day Denton Hall to Carr's design, within landscaped parkland in 1778. The building was presumably completed in 1782, the year it was insured against fire.

- 3.6 With the Church and Hall completed or underway, Sir James Ibbetson replaced the buildings on the Estate leaving a legacy which is still with us today. Church Farmhouse, Church Row, School Row and the village fountain all date from the end of the eighteenth century. At this time, the village would have functioned as it had for several centuries: farms like Church Farm and Home Farm were owned by the lord of the manor and tenanted by farmers. The cottages were owned by the Estate and the labourers living within them worked in some capacity on the Estate.

- 3.7 Successive lords of the manor undertook few, if any, changes to the village, Hall and Park. The most significant change was the construction of a new school with attached schoolmaster's house in the heart of the village in the mid-nineteenth century. By this time the Wyvills had succeeded the Ibbetsons as lords of the manor. This school replaced a smaller school of unknown date at Hole House Beck. This earlier school was demolished when the new school was built. It stood in what is now the garden to Bunyip Lodge at Hole House Beck. Another significant addition during the second half of the nineteenth century was Brentwood, which was built as the Vicarage to St Helen's Church.

- 3.8 The conservative management of the Estate meant that there was little else done to the village during the nineteenth

and twentieth centuries, with the most significant change since the construction of the new school being the rebuilding of Home Farm in the 1970s. Unusually much of the Denton Estate is still within the same ownership as Denton Hall. Since 1976 these have been owned by building services firm N G Bailey which uses Denton Hall as the firm's headquarters and training centre. The firm has continued the tradition of diligent management of the Estate and the conservation of its built heritage.



© Crown Copyright. All Rights Reserved Harrogate Borough Council 1000 19628 2009.

4 Location & landscape setting



A snowbound St Helen's (centre left) and Church Row (centre) look across Wharfedale.

- 4.1 Denton is in the Nidderdale Area of Outstanding Natural Beauty (AONB) and is near the southern edge of the designation, approximately two miles north east of Ilkley and five miles northwest of Otley. 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 Denton 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. 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. Denton, Askwith

and Weston are similarly placed in the valley side; they are all c.100-120m above sea level on gently sloping land, evenly spaced and sited alongside becks. The banks of the becks are typically wooded, with woodland plantations the other main areas of tree cover. 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.



A view from Denton across Wharfedale towards Ilkley.

- 4.3 The most notable exception to the prevailing agricultural setting is Denton Hall and Park to the immediate east and southeast of the Conservation Area. The boundary to Denton Park consists of mature tree plantations which hide much of the Park from view and give the village a woodland backcloth to the southeast, east and northeast. The Park itself remains a well-managed landscape, grazed by sheep and retaining its serpentine fishpond. The village extends up to the formal gateway to the Park and from here there are key views of the Hall and Park.



Denton Park's fishpond and the view across the valley.

- 4.4 In terms of the road network, Denton is set over a mile uphill from the main east-west route along the north side of Wharfedale. Although the core of the village is set around a staggered four-way crossroads, three of the four roads peter out to footpaths within a few miles of the crossroads. This dendritic street pattern means the village is relatively quiet with local traffic only.
- 4.5 Some 400m northwest of the fountain is a small outlying cluster of buildings at Hole House Beck. The principal building of this group is Highfield, a substantial late Victorian villa-style house which is visible as a feature of the landscape from within the Conservation Area. The other buildings in this group are a few stone built cottages and modern detached dwellings which are largely not visible from within the Conservation Area.

5. Landscape character

- 5.1 The location, topography and settlement pattern of Denton 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 Denton. 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 Denton. 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 1 hectare.
- 5.3 This data therefore has strong limitations, and can only be used as a guide to understanding the general surviving historic character of the area.
- 5.4 Denton is set on a slight rise above the plain of the Wharfe valley. It is sandwiched between the large settlement of Ilkley to the southwest and the large, unenclosed heather moorland of Denton, Askwith and Blubberhouses Moors to the north.



A woodland screen separates the village from Denton Park.

- 5.5 The immediate character of the historic landscape surrounding the Conservation Area is wooded, with the Denton Park plantations to the east, and the restocked ancient semi-natural woodland of West Park Wood, containing Bow Beck, to the west. The post-medieval designed landscape of Denton Park is an important historic feature to the east, though the plantations shelter it from the view of the village.
- 5.6 To the north and south of Denton there are medium sized fields bounded by dry stone walls, which are regular in shape to the south and irregular to the north. The southern fields represent planned enclosure of known date, whilst the northern fields result from post-medieval piecemeal enclosure.

Open Space

- 5.7 The pastures bounded by dry stone walls dominate the landscape around Denton.

This land use is so pervasive that the built form of Denton is interspersed with the fields. For example, a short walk in any direction from the fountain on the village green will soon lead to open fields. The clustering of buildings in Denton is not such that there is a distinct, enclosed village 'envelope' surrounded by fields, but rather the fields are a key component of the settlement pattern.



The buildings in Denton are well interspersed with fields.

- 5.8 This creates a strong visual link between the village and its surroundings and emphasises the agricultural heritage of the place. The buildings around St Helen's Church, Brentwood and the buildings at Hole House Beck are all separated from the main core of the village by open fields. The village is in effect intertwined with the surrounding landscape, and, when seen from a distance, sits unobtrusively in it.
- 5.9 The sense of spaciousness within village is strengthened by the siting of buildings for the most part away from the road behind

gardens or other open spaces. This means the street spaces are generally not constrained by the built form or strongly enclosed. In addition, the spacing of buildings and short terraces allows views between buildings of the pastoral backcloth of the village.



Gardens and fields enhance the sense of openness.

- 5.10 The Churchyard at St Helen's is a unique open space. It contains headstones going back to the Church's construction (plus a few relocated earlier memorials) and a number of mature trees. The Churchyard is elevated above the street with a stone retaining wall (possibly originally topped by railings) bounding the street space, making the Churchyard particularly prominent in the street scene. The principal entrance to the Churchyard is via an attractive late Victorian lych gate which is timber built with an oversailing slate roof.

The green

- 5.11 The village green with the fountain in the centre is the natural focal point of Denton. This common space extends between the bend of Denton Road and Smithy Lane to create two linked spaces. The first is reached travelling north along Denton

Road from the valley floor. The opening out of the street space into a funnel-shaped space with buildings like School House and School Row facing onto it creates a semi-formal landmark space.



Denton village green.

- 5.12 The green is divided by roadways to give a grassed triangular space in the centre containing the apple-shaped monolithic fountain and an inoffensive mock-historic street lamp. The northern and western edges are little more than verges to the road, though there is a bench and bin on the northern side. The most substantial green area is to the southwest, but its purpose is unclear. It is enclosed by a stone post and chain boundary and contains a mature tree, plus younger trees shrubbery and self-sown vegetation.
- 5.13 The second part of the green is at the foot of Smithy Lane. Here, what was a triangular green space has been used for car parking and has hence assumed a harder character with vegetation limited to the fringes of the space. The former smithy, which once opened directly on to this space on the north side, has been demolished.



The northern portion of Denton village green.

- 5.14 In general, the green upholds the rural character of Denton and softens what is the most densely built up part of the village. The survival of features like the fountain, drinking trough, Victorian post box, 1930s K6 phone box and village notice board are all testament to the space's ongoing role as the focal point of the settlement and add to the sense of place. Unfortunately, the edges of the greens and verges are being eroded by traffic, particularly large vehicles. At present only the northern edge of the green is the only portion to have a kerb. The central triangle has large stones set near its corners and stone posts protect the southeastern space.

Grass Verges

- 5.15 Most of the roadways through Denton are bounded on both or sometimes one side by grassed verges. These are important to the rural character of the place. As mentioned in the previous paragraph, the contribution of the verges to the character and appearance of the Conservation Area is being undermined by vehicles driving onto the verges and churning them up.

Unfortunately, this problem is widespread across the Conservation Area.

Key Views

- 5.16 The scattered layout of Denton and its location on the valley side 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 Denton Conservation Area (which is by no means exhaustive) is as follows:



The presence of grassed verges upholds the rural character of Denton.

- The view approaching Pear Tree Cottage towards the village green, fountain and School House
- The linear view along the street in front of Church Row and St Helen's Church towards the gates of Denton Park.
- Views of Denton Hall and Denton Park from the gates to the Park



View towards the village green.

- Views of St Helen's Church from the north on Smithy Lane
- Views across the open fields to substantial buildings such as Highfield and Brentwood
- Views from within the village and fringes of the village across Wharfedale with features such as the distant moorland, Cow and Calf Rocks and the built up area of Ilkley/Ben Rhydding visible.
- Views over the village from higher up the valley side.



Vista towards Denton Park.

Trees

- 5.17 There is one key area of woodland within the Conservation Area. The boundary includes a small portion of the Chapel Plantation on the edge of Denton Park. This area of woodland is enclosed by a dry stone wall and helps to channel views along the street. The woodland enhances the setting of St Helen's Church, Church Row, Church Farm and Home Farm. The trees within the Churchyard at St Helen's and to the northwest of the Church complement those in the plantation and provide a suitably matured immediate setting for the Church.
- 5.18 Outside of the above areas, trees are located around the edges of fields within fields. The trees within fields follow discernible lines and demarcate the former field pattern in the vicinity of the village which can be seen in the first Ordnance Survey. The trees on the edges of the fields give Denton Road a tree-lined, tunnel-like aspect and contribute to the street scene. Within the heart of the village the trees on the green and the substantial tree in the garden of Pear Tree Cottage are significant features of the streetscene.
- 5.19 The key areas of self-sown trees are along the banks of Hepper Carr Beck. Unfortunately the planting of evergreen shrubs and trees in various locations of the village has introduced a discordant, suburban aspect to the village and closes off views into and out of the village.



Mature trees such as this one by the green are key components of the village scene.

Landscape features

- 5.20 Hepper Carr Beck runs through the Conservation Area between the core of the village and the Hole House Beck area. The beck is insubstantial and is not a particularly strong feature of the landscape. However, the ornamental pond created in recent decades alongside the Beck is a landmark along Denton Road due to its size and proximity to the road.

Significant boundary features & boundary walls

- 5.21 The predominant boundary features used in and around Denton are traditional dry stone walls, which form field boundaries as well as boundaries to private curtilages. Boundary walls help to define 'public' and



The pond next to Hepper Carr Beck.

- 'private' space and provide a clear, defined edge to street spaces. Fortunately there are very few instances where boundary walls have been demolished or part demolished, causing the street space to 'bleed' into private space, particularly where garden space is paved over.
- 5.22 In the heart of the village some buildings have more formal boundary walls. These include the coursed stone boundary with rounded copings to Church Row, the flat coped coursed retaining wall to St Helen's Churchyard, and the formal gateway to Denton Park. Home Farm is bounded by a drystone wall with triangular copings.



Dry stone walls unite the Conservation Area as they form boundaries to gardens and fields alike.

Features of interest include a stone stile that cantilevers out of the wall, close to the green and at Smithy Row a stone trough is built into the dry stone wall.

- 5.23 There are few instances of hedges forming boundary features in the Conservation Area, but where they exist they complement the prevailing rural character of the area.

Strategic pedestrian routes

- 5.24 Pedestrian access through and around Denton is limited to the road network: Denton Road, Smithy Lane and the access to Denton Park. The only exception within the Conservation Area is the footpath by the pond which leads to Middleton. The roads leading to the north of the village all peter out to footpaths within a few miles of Denton and provide routes to Timble (from Smithy Lane) and Denton Moor and Langbar (from Denton Road).

Wildlife & nature conservation

- 5.25 The area is rich in biodiversity with West Park Wood to the west of the village designated a Site of Importance for Nature Conservation. This places additional protection on this woodland which makes up part of the backcloth to Denton.

6. The form & character of buildings

6.1 There are eight buildings in Denton 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, as recommended in PPG15, 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 in Denton can be located on Map 2:

Church of St Helen Grade II*
Gate piers & gates to Grade II
north-west of Denton Hall
Church Farmhouse Grade II
1-6 (consecutive) Church Row... Grade II
The Fountain..... Grade II
Old School & School House..... Grade II
1-3 (consecutive) School Row ... Grade II
K6 Telephone Kiosk Grade II

6.3 The Church of St Helen is significant for its architect, John Carr, its association with the Hall and Ibbetsons, and its general lack of alteration. The Victorians were so persistent in 'improving' older churches that untouched Georgian churches such

as this are a rarity today. The Church was built in 1776 to replace a chapel-of-ease, part of the previous Denton Hall which had burnt down. The east window incorporates painted glass dated 1700 which must have survived the two fires at the Hall.



St Helen's Church: 'Gothick' decoration to a Classical building.

6.4 The architectural style John Carr is associated with is Classicism particularly architects of the Italian Renaissance such as Palladio and Serlio. Denton Hall with its carefully measured proportions, historically accurate details to features such as columns and balanced composition is a typical example of Carr's style at the time. With St Helen's Church, Carr took his usual Classical approach, but dressed the building in 'Gothick' details. The nave is without aisles and is expressed as a simple box with austere elevations and a shallow pitched roof with pedimented gables. The square tower breaks through the wall and pediment at the west end and rises to a cube shaped stage. These features described so far are all Classical

in character. The 'Gothick' details are the hooded pointed arch windows, the quatrefoils to the tower and the distinctive castellated octagonal lantern which tops the tower. The Church is a landmark feature and its architecture is distinctive in a locality where churches are typically Victorian Gothic Revival.



The gateway to Denton Park.

6.5 Nearby, but not the work of Carr, the gate piers and gates to Denton Park date from the second half of the nineteenth century. They are Classical in style but without the scholarly 'correctness' used at Denton Hall. The square piers stand about four metres high and are topped by urns which themselves may well be later additions. The decorative iron gates and piers hint at the grandeur of the Hall and Estate.

6.6 To either side of St Helen's Church, Church Farmhouse and Church Row both date from the late nineteenth century and were part of the improvements to the Estate undertaken by Sir James Ibbetson. Despite being different types of building, they are both built of coursed squared gritstone with quoined corners and graduated stone slate roofs. The gables



Church Row.

have stone tabling which terminates in kneelers and the openings are set in plain stone surrounds. At Church Farmhouse these surrounds are flush, save the projecting sills, while those at Church Row all project slightly from the elevation. Both buildings have timber four panel doors and twentieth century side hung casement windows.

- 6.7 While Church Farmhouse is a good example of an eighteenth century farmhouse, the cottages at Church Row are distinctive due to their arrangement. Nos. 2-6 were built as a formal near-symmetrical composition with the central cottage, No.4 being three storeys high



School Row.

as opposed to two, gable fronted and projecting slightly from the rest of the row. This 'centrepiece' is flanked by symmetrical two storey cottages. However, not long after the row was built, another cottage, No.1, was added, disrupting the symmetry. This later cottage is detailed similarly to the rest, but the mullions to its windows are not recessed like those on the rest of the row.

- 6.8 School Row is probably a slightly earlier row of four cottages than Church Row. Again a near-symmetrical layout has been used but the overall effect is more rustic and less formal due to the irregular spacing of the bays, the less regular coursing of the stone and the plainer detailing. The row has a graduated stone slate roof, tabled gables, and flush plain stone surrounds framing Georgian style sash windows and twentieth century glazed doors.



The Old School and School House.

- 6.9 Next-door, the Old School and School House were built as a school hall and school master's house in the second half of the nineteenth century. They were later used as offices and are now two dwellings. They were built by the Wyvills, then lords of Denton Manor. The building is in a Jacobethan style with octagonal flue

chimneys and slender windows separated by double chamfer mullions and topped by hoodmoulds. The blue slate roof is steeply pitched and has coped gables. The entrance to the former school hall is via a gabled stone porch which is surmounted by a gabled bell cote.

- 6.10 In front of School Row and the former School is the fountain. This unique apple-shaped wellhead probably dates from the late eighteenth century. It is one metre in diameter and made of two shaped pieces of stone which are topped by a single piece ball and cushion finial. The outlet hole is now blocked. To the east the village phone box is an important piece of street furniture.



The village fountain is unusual because of its organic form.

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

General form

- 6.12 Buildings are orientated with their main frontages facing the street. Roofs are gabled and the ridges run parallel to the front elevation. Generally, buildings are

two storeys high. The presence of verges and green spaces such as gardens in front of buildings means that virtually all buildings are set back from the street. Roughly half of the buildings, such as the barns at Home Farm and School House, are sited so they are parallel with the street. The rest of the buildings, such as School Row, Church Row and 1-2 Smithy Lane are orientated to give a more southerly aspect and as a result are set at an angle to the street. Buildings and terraces tend to be well spaced.

- 6.13 Roof pitches are moderate and gables are symmetrical with front and rear eaves at the same height. The exceptions to the general roof pitch are dictated by architectural style: the roof of St Helen's Church is so gently pitched it is hard to see, while the Victorian styles of School House and Brentwood incorporate steeply pitched slate roofs.

Materials

- 6.14 Sandstone and gritstone are the predominant walling and boundary wall materials in Denton, reflecting the availability of this material locally. The majority of roofs are clad in stone slate, although later buildings are roofed with Welsh slate. The Church, like the nearby Hall, is a rare instance of grey slate being imported into the locality at a time when road and canal transport would have been the only options. Windows and doors are made of painted timber.

Architectural detailing

- 6.15 The majority of the buildings in the Conservation Area are vernacular in



Traditional building materials give a strongly coherent townscape.

style, which gives the village its distinctive Pennine dale character. This said, locally important buildings were built in styles which were fashionable at the time. These include the Gothick style of St Helen's Church, the Jacobethan style of School House and the polite Victorian style of Brentwood, the former Vicarage. Church Row is also worthy of mention; its details are vernacular, but the regular grid-like arrangement of the openings and symmetrical massing give the terrace a formal, almost Classical character.

Roof detailing

- 6.16 The majority of the buildings have stone tabling at the gables, frequently with kneelers at the corner where the tabling meets the eaves. 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, which is highly prominent when seen from further uphill. Brentwood is the only example of significantly oversailing roofs and the use of bargeboards.
- 6.17 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.

Roofscape

- 6.17 The uninterrupted roof pitches of these buildings helps to give the village scene a traditional character.

External walls

- 6.18 The stonework varies with building age, with the older stone walls (and some side and rear elevations to later buildings) being faced with roughly squared stone in courses of varying depth. The exceptions to this general rule is the smooth, finely jointed planar elevations of St Helen's Church and Church Row, where the stone is notably squarer and smoother than that of its near-contemporary, School Row. The nineteenth century buildings have stonework to the principal elevations which is much more regular in terms of the evenness of the courses, the squareness of the stones and the smoothness of the wall face. Regardless of age, the buildings in Denton typically have uncluttered flat elevations uninterrupted by significant projections like porches or other front extensions.
- 6.19 Quoins (large corner stones) are a common feature of buildings of all ages in Denton. The quoins are regular and identically sized regardless of building age or status. Pear Tree Cottage and School House are the only buildings with quoined openings in the Conservation Area.



Church Row: slightly projecting stone surrounds to windows. The quoins to the corner of the gabled house and the quoins and kneeler to No.2 are visible.

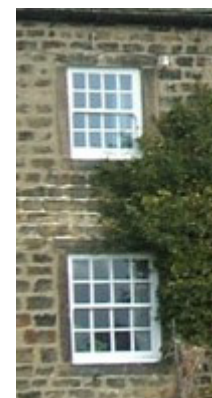
- 6.20 Apart from the pointed arch windows at the Church, window openings are rectangular in shape and are always taller than they are wide, giving a vertical emphasis. Windows are well recessed in the masonry openings to protect them from the elements. Windows typically have slightly projecting stone sills and stone lintels which are deeper than the sills. At Church Row all of the window surrounds stand proud of the wall face. The Church and School House are the only buildings with moulded hoods over the openings. There is an even number of buildings where the jambs are monolithic and where coursing of the walls continues right up against the window openings. Door openings are treated similarly.
- 6.21 The eaves details to most buildings are unadorned, with most gutters being carried on discrete metal brackets. A few of the more decorative buildings have

simple squared dentils carrying the gutters. Brentwood has timber bargeboard details at the wall head, where the roof overhangs.

Windows

- 6.22 In Denton two traditional window types can be found. The most common window type, side hung casement windows, is found on Church Row and School House. Although in both instances these are modern replacement windows, it is highly probable that they are very similar to the original window type found on these buildings. The other window type is the vertically sliding sash window. This detail varies across the Conservation Area with building age, with School Row featuring small paned Georgian windows, and Brentwood featuring large-paned one-over-one Victorian sash windows. These variations add interest to the street scene and are testament to the historic development and redevelopment of the village.
- 6.23 Unfortunately a significant number of traditional sash and casement windows have been replaced with PVCu or standard factory made timber windows, which is often to the detriment to the overall character of the buildings concerned. Each inappropriate window installation erodes the character of the Conservation Area and the contribution that fenestration of buildings makes to the street scene.

- 6.24 Very few dormer windows and rooflights are evident in Denton. A proliferation of these features would be detrimental to the roofscape, which is particularly visible from further up the hill.



Traditional Georgian-type sash windows at School Row.

7. Character area analysis



The village core.

- 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 Denton, which is a compact estate village in a rural setting 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 the green and the area around the Church, 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 well spaced, south-facing development with buildings orientated towards the south rather than the street. The buildings are not arranged to create a strong sense of enclosure, but the arrangement of

open spaces, buildings, roads and street furniture emphasise the role of the green as a focal point. The interspersing of the built form with open pastoral fields underlines the village’s rural character and weaves it into the landscape.

- 7.4 The street pattern around Denton is such that there is only one way into and out of the village from Denton Road/Low Park Road which runs along the valley floor. The lanes leading out of Denton to the north, west and east are all dead ends and peter out to footpaths. Approaching from the south, the winding course of Denton straightens as it approaches the green. Brentwood is the first building encountered, but it is largely hidden from view from the road by the mature trees within its substantial garden, and the fact that the principal elevation of the house faces south, and hence only a secondary elevation can be seen from the road. Brentwood was formerly the Vicarage to the Church of St Helen and was built in



Home Farm.

the mid-to-late nineteenth century. The house is an asymmetrical T-shape in plan with steeply pitched oversailing slate roofs edged with decorative timber bargeboards. The scale of the house, its architecture and substantial garden all communicate that this was a building of some status in the village.

- 7.5 Continuing north the modern agricultural sheds to Home Farm come into view, but to the northwest there are views through the hedge boundary across the open fields to Highfield, which, like Brentwood, is a substantial Victorian house. Home Farm was formerly called Hall Farm and was the principal farm of the Denton Estate. It retains that role to this day and is the only working farm within the Conservation Area. The farmhouse itself is a 1970s replacement building, faced with stone and a stone slate roof in a generic vernacular style. Home Farm is bounded by dry stone walls with triangular copings and the buildings are all set back from this stretch of road.
- 7.6 Passing the modern gateway to Home Farm, the buildings around the green and the fountain come into view and form an attractive vista. On the left is Pear Tree Cottage. This late eighteenth century building appears to have changed use over time, as a blocked quoined square former cart entrance faces onto the road and it is probable that much of the fenestration was added later. Nonetheless it is an attractive, rustic vernacular style building which contributes positively to the Conservation



The single storey 'wing' of Pear Tree Cottage may well have been built as a row of cottages.

Area. To the west of the two storey range is a lower single storey range which is rubble built with composite jambed openings. The fenestration, south facing 'front' elevation and layout of chimneys suggest this may once have been a row of three cottages. Pear Tree Cottage has been sensitively conserved, with the dry stone boundary to Denton Road recently rebuilt. The northern garden contains a substantial mature tree and complements the other green spaces around the village green.

- 7.7 The green itself is the principal space in the Conservation Area and is framed by Pear Tree Cottage, School House, School Row and the barns to Home Farm, plus drystone boundaries and mature trees. This space and its importance to the character of the Conservation Area have already been described in paragraphs 5.11-5.14 of this Appraisal. Following Denton Road west the built up area of the village abruptly stops and views of the surrounding countryside open up. The pond by Hepper Carr Beck marks the

edge of the Conservation Area and from the footpath there are key views westward across Wharfedale towards Ilkley Moor.



The Old School and School House.

- 7.8 Returning to the core of Denton, Greenacres is a low stone built stone roofed modern bungalow in a vernacular style. It stands next to what is arguably the principal building at the green, The Old School and School House. This Jacobethan style mid-nineteenth century purpose built school hall with attached schoolmaster's house was purposely sited so that its prominent gable formed a terminal feature of views up Denton Road towards the green. The school building is a small but imposing mass bounded by round-coped stone walls and a hedge. Next door, the earlier School Row dates from the late eighteenth century. This short row of estate workers' cottages retains its Georgian character, but this is mixed with a rustic character given by the rubble construction and the irregular spacing and width of the fenestration. The cottages

are fronted by substantial gardens which enhance the open character of the green. The drystone wall bounding the gardens has roughly rounded copings.

- 7.9 Adjacent to the wall is a 1930s K6 phone box which contributes positively to the green. This phone box stands on the edge of what is another part of the green, but is now used primarily for car parking, with greenery limited to the fringes. The village smithy formerly stood at the northern end of the green. It was demolished in the second half of the twentieth century, but parts of its back wall survive as the tall stone walls between School Row and Nos. 1-2 Smithy Lane. This latter pair of semi-detached houses was built in the mid-twentieth century as social housing and is typical examples of houses of this type and era. The houses have been re-faced in a blue-grey stone but retain the original flat clay roof and red brick chimneys. The houses are fronted by dry stone walls which incorporate the stone drinking trough formerly associated with the smithy.



The barns at Home Farm are key buildings in the street scene. The red post box is just visible in the centre of the wall of the right hand barn.

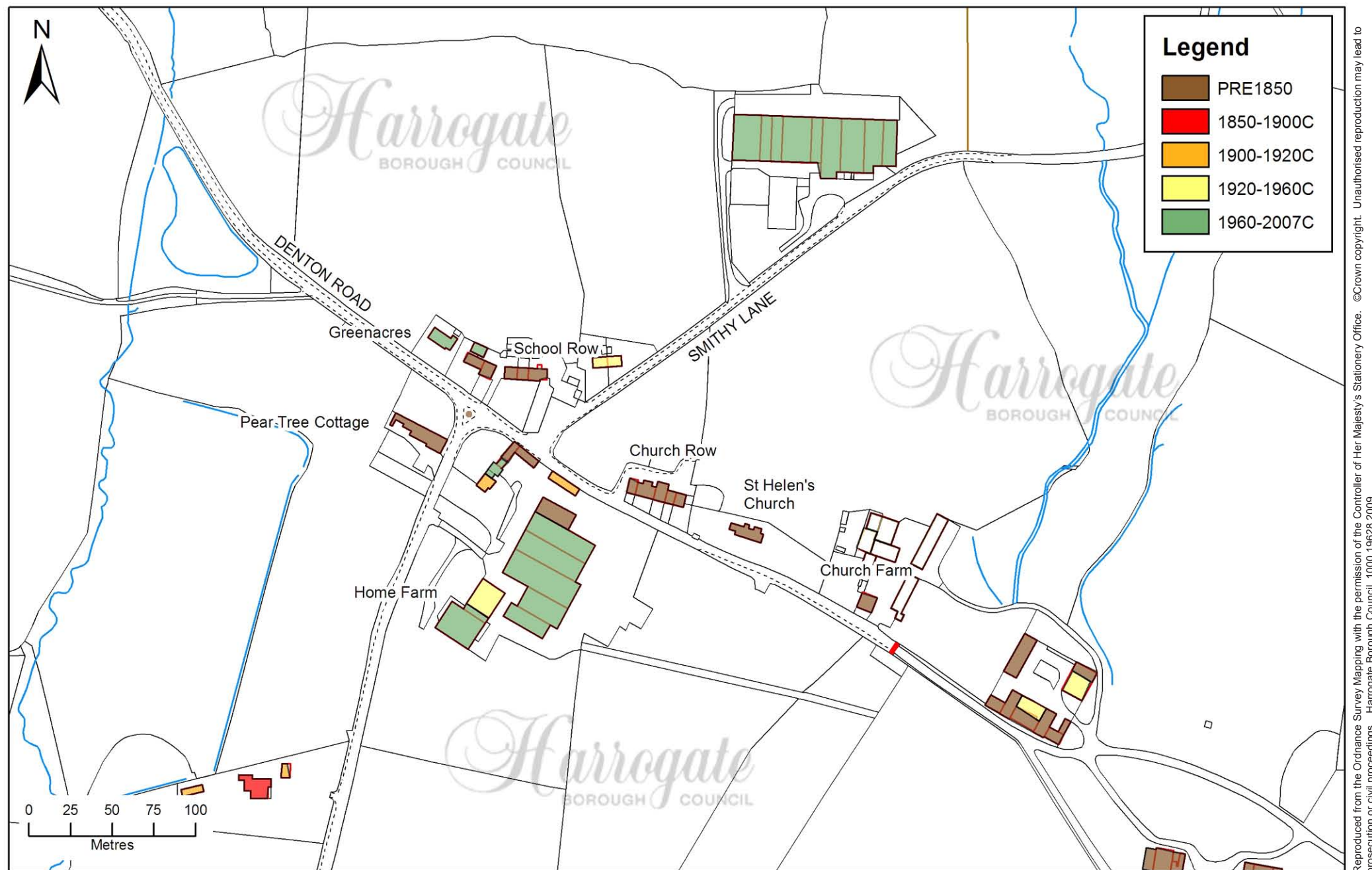
7.10 To the southeast of the green, the barns at Home Farm are one of the few instances of buildings directly adjoining the street. Both barns present flat, blind elevations to the street and their low masses make the stone slate roofs particularly prominent. The western barn is the earlier of the two and is L-shaped in plan. The stonework suggests the barn has been raised at some point and the Victorian post box built into the rear elevation is an important piece of street furniture. The western barn dates from the second half of the nineteenth century and is much like its older neighbour, with the squarer, more regular stone the main difference between the two. From the barns, there are good views west across the core of the village, with the turret-like chimneys of the former school adding interest to the skyline.



The view by the Church and Church Row is channelled by tree canopies and boundary walls.

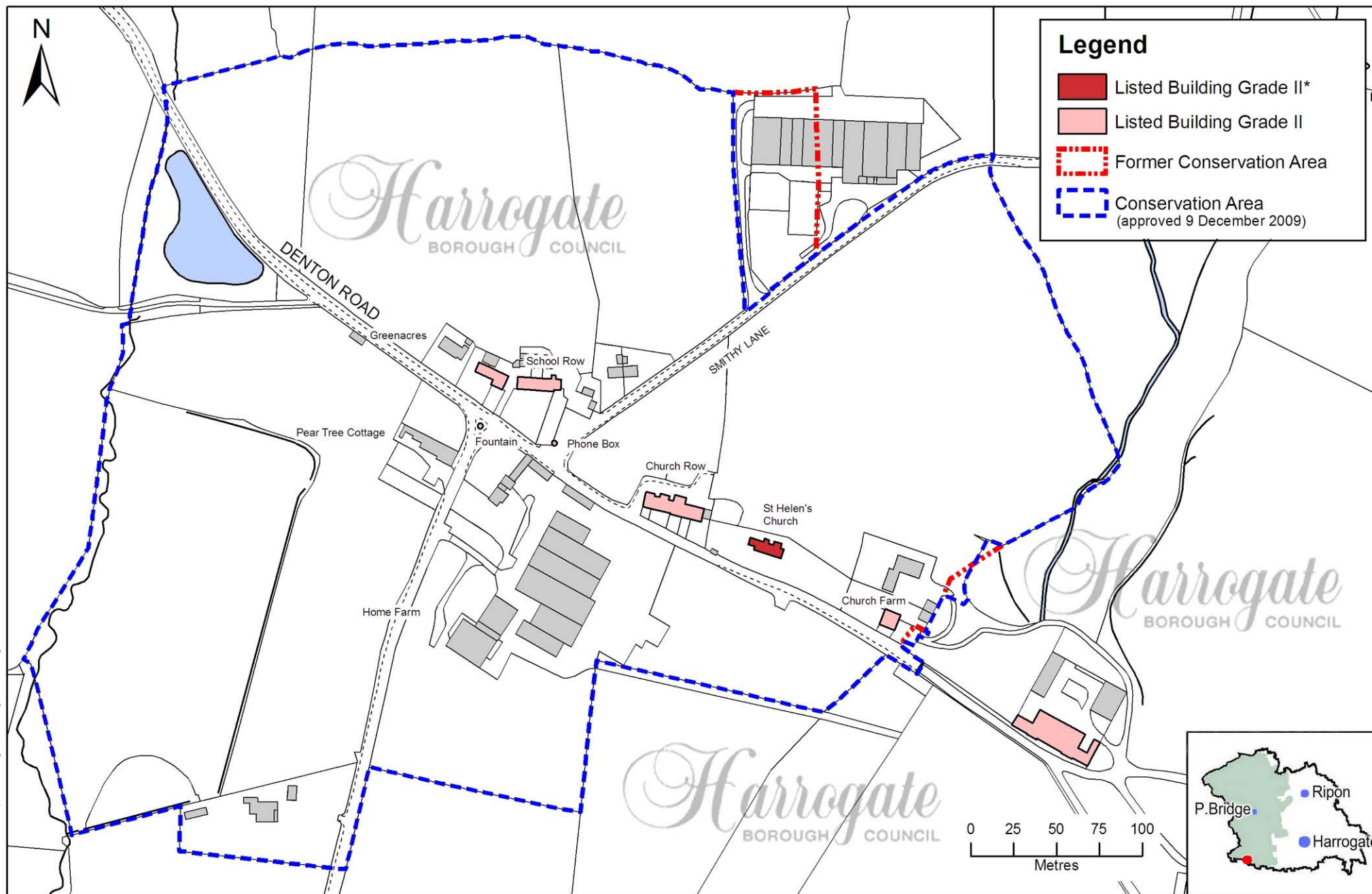
7.11 Continuing east, the lane assumes a more formal character due to the coursed boundary walls and polite frontages of Church Row and St Helens Church. These buildings form a strong group and channel views along the street toward Denton Park. This area is enclosed due to the woodland to the south of the street, plus the mature trees in the Churchyard. Further along Church Farmhouse and a former stone built barn to the rear are all that remain of a former working farm located on this site which was dominated by later agricultural sheds, much as Home Farm is now. At the eastern end of the Conservation Area, the Classical style formal gateway to Denton Park frames key views into the Park and of the Hall itself.

Map 1: Historical development of Denton

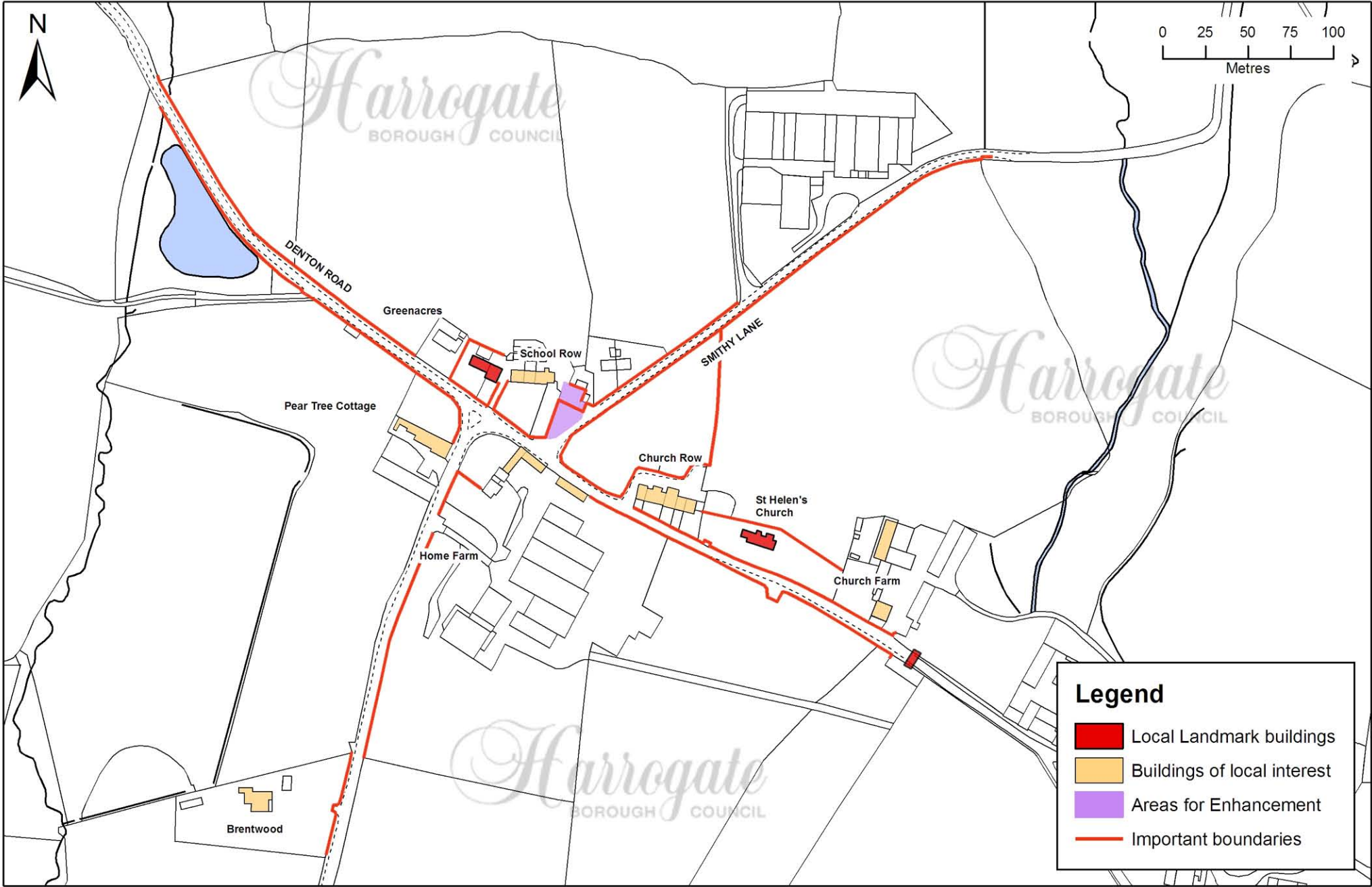


Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office. ©Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2009

Map 2: Denton Conservation Area boundary

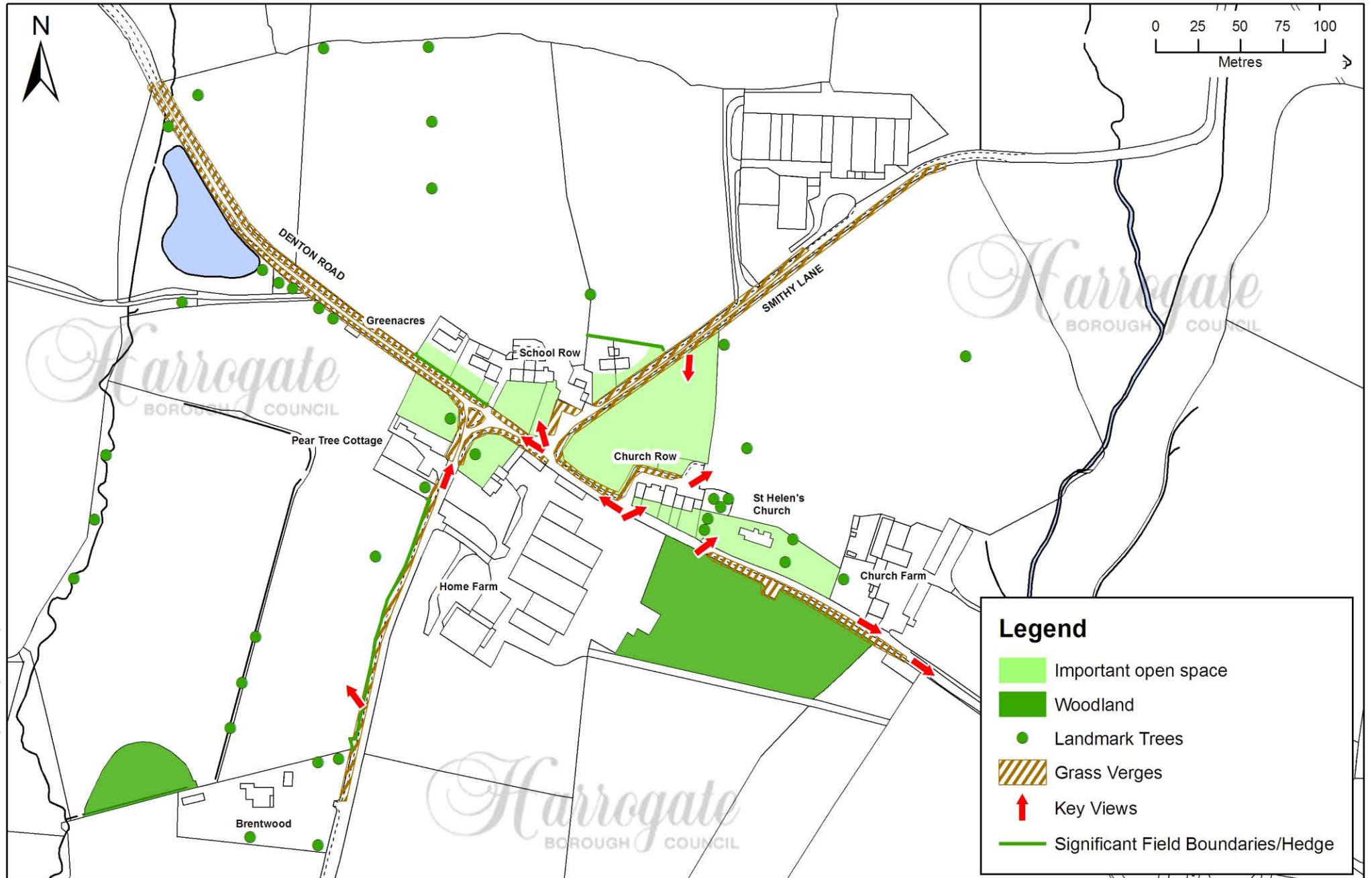


Map 3: Analysis & concepts



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationary Office. © Crown copyright. Unauthorised reproduction may lead to prosecution or civil proceedings. Harrogate Borough Council 1000 19628 2009

Map 4: Landscape analysis



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

Although Denton 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 once the Appraisal has been adopted, the findings and recommendations will be considered by the Borough Council in response to any applications for planning permission, listed building consent, conservation area consent 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 Denton 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 Denton Conservation Area and to ensure the highest quality of design, the Council will:

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

4. Conservation Area boundary review

As part of the process of producing the Appraisal, the existing Conservation Area boundary was reviewed. The outcomes of the public consultation event were two suggested boundary alterations: one to make the Conservation Area larger, and another to make it smaller. The possible inclusion or exclusion of these areas was 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 exclude the modern dairy parlour sheds on Smithy Lane which are presently bisected by the Conservation Area boundary. A survey of the boundary confirmed that this isolated group of agricultural sheds is of no special architectural or historic interest and, therefore, the boundary was amended to exclude the dairy parlour sheds from the Conservation Area.



The dairy parlour sheds at Smithy Lane.

The other suggestion from the consultation event was to include the cluster of buildings at Hole House Beck which is an outlying part of the village. The reasons for this suggestion were the age and architecture of the buildings and the views of the principal building, Highfield, from elsewhere in the Conservation Area. A survey and historical analysis of this area found that Bunyip Lodge, Hilltop House and The Bungalow are all modern dwellings, which although attractive are of no special architectural or historic interest. These later dwellings adjoin a group of older dwellings: 1-3 Hole House Beck (a row of late nineteenth century workers' houses), Highfield Cottage (a small detached early nineteenth century house), Denton Cottage and Lippersley (possibly built as a single detached house), and Highfield (a substantial detached late nineteenth century house). It was felt that although these buildings form an attractive group, they do not form as strong or coherent a group as those already within the Conservation Area and would consequently dilute the special character and appearance of the Conservation Area if it were extended to include them. During the 6 week public consultation the only other suggestion for change was to include Highfield but, for the reasons already identified, this suggestion is not supported. Accordingly, no change has been made to the Conservation Area boundary at this point.



Hole House Beck Cottages and Bunyip Lodge.

The inclusion of Denton Hall and Denton Park has been considered as part of this Conservation Area Appraisal. All of the key buildings and structures within the Park are Listed Buildings. This affords them a stronger degree of protection than conservation area designation.

The Listed Buildings within the Park are Denton Hall (Grade I), the former coach house and stables (Grade II), the western gates and gate piers (II), the well head to the north of the Hall (II), the eastern gateway, walls and lodges (II) and the bridge over Hundwith Gill (II). The Park forms the curtilage of the Hall and its historical interest is therefore protected. The woodland and trees within the Park are managed and much of it is plantation (for example over 50,000 trees were planted within the Park between 1991 and 1995).

It was decided not to include Denton Hall and Denton Park within the Conservation Area when it was originally designated in 1994 due to the principal buildings and structures being Listed and that it would be impractical for Conservation Area designation to protect substantial plantations which are in themselves of no special architectural or historic interest. It is felt that these reasons not to include the Hall and Park within the Conservation Area still apply. This situation will be reviewed in the update of this Appraisal.

Other small alterations to the Conservation Area have been made in the area around Church Farm to ensure that the boundary follows clear boundary walls and is readable on the ground. The amended Conservation Area boundary is shown on Map 2.

5. The management of change

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

There is scope for the enhancement of the village green which is the focal point of the village. Similarly the grassed verges around the village are being eroded by vehicles driving over them.

6. Opportunities for enhancement

Denton 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 enhancement of the grass verges around the village and introducing a means of protecting them which would not harm their present soft, green and informal character.

- The general enhancement of the green to strengthen the village's sense of place.
- The protection of front gardens and a presumption against creating hard or highly enclosed areas in front of houses and the demolition of front boundary walls.
- The removal of non-native evergreen hedges and trees which bring a discordant, suburban character to the village and reduce the sense of openness.
- Rationalisation of road signage.
- The reinstatement of appropriate traditional timber windows and doors.
- The proactive management of mature and veteran trees which contribute to the village scene.



Damage to verges such as this is unfortunately widespread in the Conservation Area.

Existing buildings

The survey of the existing buildings within Denton 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 Denton 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, cable & satellite 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 Denton 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 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 only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the 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 complimentary 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 Denton 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 which extend into the heart of the village, giving a 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 fields and green spaces of Denton 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.



The character of the spaces around buildings and the type of boundary between gardens and fields have a large bearing on the character and appearance of Denton.

Footpaths

The location Denton 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.

Wildlife & nature conservation

The village lies close to a Site of Special Scientific Interest (SSSI). Possibilities exist for the creation of wildlife corridors, particularly along the becks and through areas of woodland to improve diversity and enhance the landscape pattern around the village.

Checklist to manage change

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

- Denton is a small village very sensitive to development. New development should not impinge on its form and character.
- New development and landscaping should not divorce the Conservation Area from its rural setting nor 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 onto the street.
- New development should not adversely impact upon the historic skyline.
- Maintain the softness of roadside verges by avoiding the introduction of kerbs where none existed historically.
- The positive management of the stock of mature trees should be undertaken.
- Retain important gaps and the general space about buildings to ensure glimpses of trees and views are maintained.
- Minimise the clutter of signage, street furniture, lighting and road markings.
- Repair and retention of boundary walling.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Saturday, 21st February 2009 at The Lodge in Denton Park. 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 happened 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 Denton special to them. On return to the Lodge, 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 was 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 was an essential aspect of the consultation process and local residents were encouraged to comment on the draft document which was the subject of formal public consultation between 5 May and 16 June 2009. When all comments had been received, appropriate revisions were made before the Conservation Area Appraisal were approved by the Cabinet Member for Planning and Transport on 9 December 2009 and published on the Council's website.



Appendix C

Further reading

Pevsner, N (1959) Buildings of England: Yorkshire West Riding

Smithson, G H (1979) Denton Hall, Denton

Speight, H (1900) Upper Wharfedale