

PATELEY BRIDGE

Conservation Area Character Appraisal



Working for you

Approved 24 February 2010

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1. Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. This Appraisal was approved by The Cabinet for Planning and Transport 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 Pateley Bridge.
- 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 Defining the character of an area is not a straightforward exercise and it is impossible to reach a truly objective view. The statement of character and appearance in this appraisal is based on various detailed methods of analysis recommended by English Heritage. Various different qualities are looked at including: historical development, building materials, and relationships between built 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 Pateley Bridge Conservation Area was originally designated in October 1970. The boundary was later amended following a review of the Conservation Area in 1995. Following public consultation on the draft Appraisal, the boundary was further amended on 24 February 2010. This Appraisal aims to describe Pateley Bridge 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 Pateley Bridge 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 present character of the town. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

Objectives

The principal objectives of the Appraisal are:

- to define and record the special character and interest of Pateley Bridge;
- 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 context

- 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 this Appraisal will be an important factor in deciding whether a proposal has an adverse effect on the character and appearance of the conservation area, and therefore, whether it is contrary to saved Local Plan Policy HD3, which is the key policy for the control of development in conservation areas. The scope of Policy HD3 also covers development proposals outside conservation areas which would affect its setting or views into or out of the area.
- 2.4 Pateley Bridge 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.

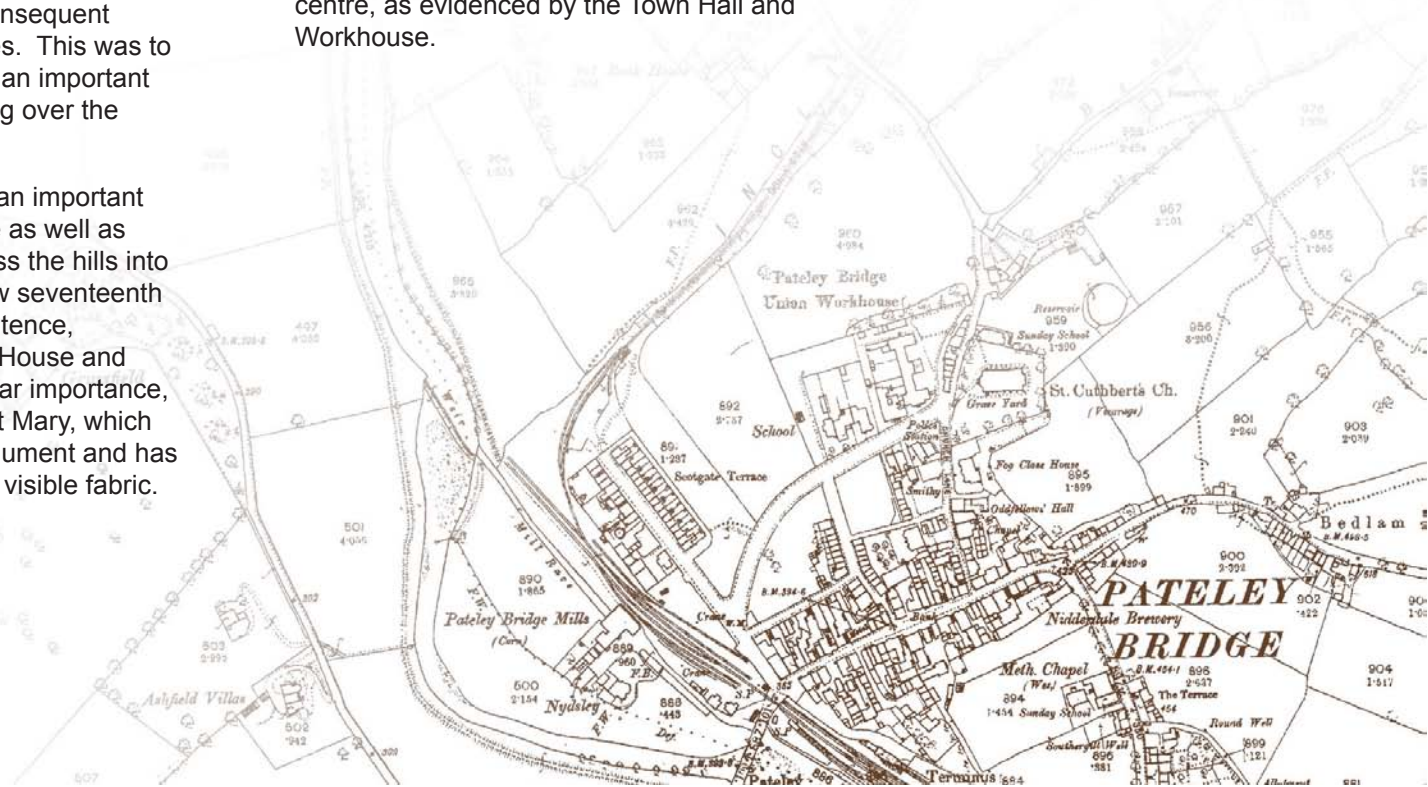
3. Historic development & archaeology

- 3.1 The name Pateley is derived from the Old English “peapeah” (or “leah by a path”). Later in 1175 it became “Patleiatgate” and usage in 1320 suggests “Patheley brigge”.
- 3.2 The location of the bridge has been most important over the centuries. It was originally a simple ford followed by a wooden structure, with the present stone bridge dating back to the eighteenth century. Prior to the twelfth century Pateley was part of the Royal Forest of Knaresborough. The founding of the monasteries brought changes to the area with the development of agriculture, mining and general trading, with consequent movement through the Dales. This was to establish Pateley Bridge as an important centre based on the crossing over the Nidd.
- 3.3 The town has always been an important centre for Upper Nidderdale as well as providing for travellers across the hills into Wharfedale. There are a few seventeenth century buildings still in existence, including The Apothecary’s House and Sweet Shop and, of particular importance, the ruins of the Church of St Mary, which is a Scheduled Ancient Monument and has earlier remains beneath the visible fabric.

- 3.4 The boom period occurred in the eighteenth and nineteenth century with the development of stone quarrying and lead mining, followed by the textile industries which initially needed the ample supplies of water power available from the Nidd. In recent years, however, most of these local industries have closed.
- 3.5 The arrival of the railway in 1862 contributed to the continuing development of the town and influenced the architecture. The railway closed in 1961.
- 3.6 Pateley Bridge was a local administrative centre, as evidenced by the Town Hall and Workhouse.



Pateley Bridge, with windmill on horizon, taken 25 May 1859.



4. Location & setting

- 4.1 Located almost in the centre of the AONB, Pateley Bridge is situated towards the upper end of Nidderdale at a major crossing point of the River Nidd where the B6265 from Ripon to Grassington, meets the B6165 from Harrogate, Knaresborough and Ripley. As indicated under *Historic Development and Archaeology*, the crossing of the river developed at a point where it was easily fordable. The ford was first superseded by a simple wooden structure, the present stone bridge dating from the eighteenth century.
- 4.2 From Bridgehouse Gate, across the river from Pateley, a C road continues up the valley to its head at Middlesmoor. Other roads coming into Pateley are the high level road from Wath (Top Wath Road), which enters the town by the parish church, and Old Church Lane, a narrow, steep and winding road which joins the road from Ripley at the top end of the High Street. This formed the original road from Ripon and Laverton until the present route from Blazefield to the B6165 in the vicinity of Glasshouses was developed as the main road in view of its gentler gradients and curvature.
- 4.3 Pateley Bridge was also the terminus of the Nidderdale branch of the North Eastern Railway. Beyond Pateley, a light railway was constructed in the later nineteenth century to bring in men and materials for the construction of the

Gouthwaite, Angram and Scar House reservoirs further up the valley which provide Bradford's water supply.

- 4.4 The principal focus of the Conservation Area is the High Street, running downhill from its junction with Ripon Road and Old Church Lane to the bridge. A secondary focus is St Cuthberts Church at the top of King Street. Close by the church are a number of other prominent buildings - the Nidderdale Museum (originally the Workhouse), St Cuthberts Primary School and the Police Station. Church Street and Park Road link the High Street with King Street and a number of small courts and ginnels also lead off the High Street. To



View down High Street to other side of valley beyond.

the north-west of the Conservation Area, Millfield Street contains the majority of the small, artisans' cottages which are also a feature of Pateley.

- 4.5 The riverside area is characterised by more recent, largely post-war, development. Footpaths at or near the river link Pateley Bridge with other settlements up and downstream. Many of the trees in the Conservation Area line the river banks and, as well as providing car parking (off Nidd Walk), the area plays an important recreational role.
- 4.6 Pateley Bridge stands on millstone grit solid geology with glacial till drift geology and with river alluvium in the valley bottom. The hillside above the town was quarried for stone but today much of the visual impact of quarrying has faded. The quarries provided the majority of the stone for the buildings of Pateley Bridge.

5. Landscape analysis



View from Old Church Lane.

- 5.1 Pateley Bridge is located on the north-east slope of Nidderdale at a point where the land rises steeply on both sides of the river. The latter is at an altitude of some 120m above sea level where it flows through Pateley, whereas the slopes to either side rise to some 350m. The steep sided slopes on both sides of the valley are a constant presence and afford a number of attractive views both into and out of the town.
- 5.2 This stretch of Nidderdale is characterised by a well-wooded landscape with many scattered farmsteads and hamlets up the valley sides. The built form generally relates well to this wooded landscape where views tend to be channelled lower down, becoming more dispersed as one moves higher up the valley sides. Tree and woodland cover is critical to the character of the valley, a large proportion

being ancient, semi-natural woodland, indicating a long tradition of woodland management in the area. The field pattern is one of small to medium sized fields of improved grassland which are intensively managed for livestock. Fields generally have hedge boundaries (with hedgerow trees) in the valley bottom with drystone walls taking over higher up the valley sides.

- 5.3 Although the B6265 from Ripon now makes an easier descent from the north-eastern side of Nidderdale, from Greenhow and Grassington it still descends steeply from Toft Gate to river level at Bridgehouse Gate.
- 5.4 A high point of the town is at its northern-most corner, near St Cuthberts Church, where the ground slopes steeply away towards the river and somewhat less steeply towards the High Street. The High Street itself slopes downhill from its junction with Ripon Road to the bridge. Further south, there is also a steep drop in levels from Ripon Road towards Nidd Walk and the river.



View down King Street.

55. The highest point of the extended Conservation Area is the ruins of St Marys Church.
- 5.6 There is comparatively little in the way of soft landscape within the Conservation Area, whose boundaries are drawn fairly tightly around the area of nineteenth century development, except in the vicinity of the river and the churches. There are small green spaces or public sitting areas behind the 1852 pump facing Ripon Road; on the opposite corner between Highlands (Ripon Road) and 48 High Street; west of the junction of the High Street with Southlands and at the western end of the former adjacent to 2/4 High Street. St Cuthberts Churchyard is also a quasi-public space. Most public space is concentrated on the recreational area by the River Nidd between the bridge and the weir and along Nidd Walk. But, within the town, the character of the Conservation Area resides principally in buildings and hard landscape.



View down Church Street.

5.7 Stone boundary walls are an important feature of the Conservation Area particularly on Old Church Lane and the north end of Church Street. Significant changes in levels means they frequently act as retaining walls and may reach a considerable height. They are of both mortared and drystone construction. The more significant walls are shown on the Analysis and Concepts Map.

5.8 Trees and hedges are of comparatively minor importance to the High Street, however the impact of groups of trees at the edges of the areas of dense built form is significant in certain views. Whilst trees are a feature of many private gardens



Trees behind entrance to car park.

away from the High Street, these are generally not particularly large. Significant concentrations of trees are those along Nidd Walk (downstream of the bridge) and on the far side of the river upstream. Upstream, close to the bridge, there is a row of fir trees, which have some impact. The trees on either side of Old Church Lane contribute significantly to the character and appearance of this area.



Trees alongside River Nidd.

Historic Landscape Character

5.9 A Historic Landscape Characterisation (HLC) has recently been completed for the Nidderdale AONB. The HLC provides an overview of the area surrounding Pateley Bridge.

5.10 This section aims to describe the general surviving historic character of the area.

5.11 The historic landscape surrounding Pateley Bridge contains the physical echoes of the work of past generations. The character and features of this landscape have evolved over several millennia, though the surviving historic character is now largely post-medieval and Victorian in date. This landscape provides both the visual and immediate historical setting for the settlement contained in the Pateley Bridge Conservation Area, and its conservation is therefore of importance.

5.12 The urban greenspace along the river valley bottom provides an important aspect of the historic setting of the Conservation

Area. Outside the Conservation Area, the showground has its origins in the grounds of the nineteenth century Bewerley Hall, and though little survives of the historic designed landscape, its boundaries are reflected in the combined extent of the Nidderdale showground, cricket ground and the Bewerley Park Centre for Outdoor Education. To the north of the bridge over the Nidd in Bewerley parish, the urban park retains a flavour of its Victorian character, though much of the Victorian detailing has been lost through the course of the past century.



Urban Park/Recreation Ground, Bewerley.

5.13 In the southeast of the Conservation Area lies the historic site of the seventeenth century ruined church of St Marys with the adjacent town cemetery. This site is an integral part of the historic fabric of the town, and forms an important feature of the historic landscape character of the Conservation Area. The Church is a Scheduled Monument and a Grade II listed building; there are also two Grade II listed grave markers in its Churchyard.



St Marys Church.

5.14 Extending from the urban form of Pateley Bridge is a pastoral landscape dominated by a patchwork of largely medium-sized pastoral fields defined by dry stone walls. These fields are largely post-medieval in date and include areas of piecemeal enclosure, with irregularly shaped field boundaries, interspersed with areas of planned enclosure, with regularly shaped field boundaries. This pastoral landscape is thought to be largely post-medieval in date, though the piecemeal enclosure may conserve within its boundaries the echoes of earlier, medieval open fields. The twentieth century housing estates around the town also respect these field boundaries, reflecting the piecemeal process by which development land has been utilised.



Field Dry Stone Wall

- 5.15 The enclosed fields extend beyond the valley sides and onto the hilltops, where to the northeast and southwest they conjoin areas of open moorland. Individual field and boundary trees are scattered through the pastoral landscape, coalescing in places into large blocks of woodland, such as the dominant block of ancient semi-natural woodland along Guisecliffe. Emerging above the woodland and rocky crags of Guisecliffe is the distinctive form of the Grade II listed structure of Yorke's Folly (known then as the 'Three Stoops'). Built in the early nineteenth century, this folly was a distinctive landmark on the skyline, probably as part of the landscaping of the grounds surrounding Bewerley Hall. One of the stoops has since disappeared
- 5.16 Though the character of the environs of Pateley Bridge is now largely peaceful and pastoral, this belies the industrial past of the town. There are several clues to this industrial past surviving within the environs of Pateley Bridge, most notably the Scot-gate Ash quarries on the hillside to the northeast. This quarry was highly significant in the nineteenth century for

the quality of stone it produced, with stone used for a number of high profile buildings, including the National Gallery and the National Safe Deposit Bank, both in London, and the New Station and Hotel in York. The Scotgate Ash Quarries have been assessed by English Heritage as being of a suitable significance and quality to warrant designation as a Scheduled Monument and for certain structures to be designated as listed buildings. Whilst this recommendation has not yet been acted upon, this assessment does highlight the importance of the site, and it is important that future management does not erode its significance and value.

- 5.17 The links between the town and the quarries were intimate, with areas of nineteenth century terraced housing built specifically for the quarrymen. Quarrying also took place in several locations above Guisecliff to the southwest, and continues to this day at Coldstones at Greenhow, which is visible from the modern housing estates on the hillside above the Conservation Area.
- 5.18 To the east of the town on the hill beyond Old Church Lane a windmill stood until recently. Its stones remain on site and it is hoped that the structure will be rebuilt.
- 5.19 Though it had its roots in an earlier settlement, Pateley Bridge experienced boom years in the eighteenth and nineteenth centuries, standing as the historic heart of a wide industrialised and farming landscape and acting as: the market place for agricultural goods; the transport centre for the carriage of industrial products by railway; the dwelling place for workers in the quarries and

reservoir works and the administrative centre for upper Nidderdale. Pateley Bridges' historical influence therefore extends far beyond the immediate physical setting of its Conservation Area.

Views

5.20 The varied topography of Pateley Bridge affords a number of important views, within, into and out of the town:

- From Old Church Lane in the vicinity of Bedlam towards St Cuthberts Church;
- From Panorama Walk towards St Cuthberts Church and the roofs of the town;
- From the B6265 south of the Royal Oak PH at Bridgehouse Gate towards the town;
- From the road to Bewerley across Bewerley Park towards the town;
- From Nidderdale High School and Sports Centre towards the town;
- From Ripon Road at the boundary of the Conservation Area towards St Cuthberts Church;
- Looking up King Street towards St Cuthberts Church;
- Looking down King Street from St Cuthberts Church towards the western slopes of the valley;
- Looking down Church Street from St Cuthberts Church towards the western slopes of the valley;
- Looking up the High Street from its western end towards the eastern slope of the valley;



View up King Street towards St Cuthberts Church.



View down Old Church Lane.

- Looking down the High Street from its eastern end towards the western slope of the valley.
- Up and down the River from the bridge and various points on the riverside.

5.21 These views are indicated on the Landscape Analysis Map.

Landmark Trees

5.22 There are many trees within the built up area of Pateley Bridge but they are generally of fairly modest size and mostly within private gardens away from the High Street and do not make a very significant contribution to the Conservation Area. Along the riverside, there are long rows of trees, many emanating from the actual river banks, as well as on the landward side of the car parking area at Nidd Walk. These are important in aggregate but are of little significance as individual trees. In some areas they may benefit from thinning out and general management to improve views in the area and prevent the area becoming too dark from tree shade. The trees within the Conservation Area



Trees in St Cuthberts Churchyard.

which might lay claim to be Landmark Trees are six or so within St Cuthberts churchyard, consisting of yews and other evergreens, two trees on Springfield Way and another tree adjacent to Old Church Lane Cottage. These are shown on the Landscape Analysis Map.

Open Space

5.23 A large area of open space lies between the bend of the river and Mill Lane/The Sidings, but this is difficult to access and is largely cut off from the town. Nevertheless, it has some visual impact from certain viewpoints and, along with other, smaller areas of open space, it is shown on the Landscape Analysis Map.

5.24 The Recreation Ground across the river in Bridgehouse Gate is more prominent, but it is more functional than aesthetic, accommodating a children's playground, bowling green, bandstand and war memorial. It lies outside the Conservation Area.

Strategic Pedestrian Routes

5.25 A number of public footpaths give access to Pateley from the surrounding countryside, including:

- The Nidderdale Way, running along the north-east bank of the River Nidd for several miles up and downstream;
- Upstream along the south-west bank of the river for about 2.0km before turning inland to join Low Wath Road at its junction with Grange Lane;
- A footpath running from Scot Gate Ash to Top Wath Road via the route of a disused mineral railway;

- A parallel footpath from Wath Lane in the vicinity of Somerset House via a small reservoir or Laverock Hall, Scot Gate Ash and Sparrow Hawk Farm to join Top Wath Road near Hawkridge House;
- A footpath running from disused quarries to join Old Church Lane at Bedlam;
- The footpath to the north-east of the town linking Top Wath Road at Goose Green Farm with Old Church Lane at Springfield Grange;
- Footpaths southwards from St Marys Church to link to the narrow lane running from Cemetery House/ Chapel to Knott;



Nidd Walk begins a footpath following the course of the River from Pateley Bridge to Glasshouses.



Millennium Bridge.



Millennium Green.

- A footpath leaving the Nidderdale Way some 1.5km south-east of Pateley Bridge to join Ripon Road via Harefield Hall;
- Panorama Walk.



At the foot of Panorama Walk.

- 5.26 Within, or on the edge of, the Conservation Area, two ginnels have been identified:
- Linking New Church Street opposite Hawkridge House with Greenwood Avenue;
 - Linking Ripon Road immediately north of Woodclose House with Nidd Walk.
- 5.27 Although, strictly speaking, Church Street and the southern end of Park Road may be used by vehicles, they act principally as pedestrian links between the High Street and King Street. Kings Court also provides an attractive pedestrian route between the High Street and the back lane to the north.

Boundary Treatments

- 5.28 Buildings are set right against the footpath on the High Street, Millfield Street, Park Road and the southern parts of Church Street and King Street. Elsewhere properties are bounded by stone walls, which contribute to the character of the street. There are some lengths of railings over low stone walls, but these are not common in the Conservation Area.
- 5.29 Elsewhere stone walls have a strong contribution to the character of particular areas, for example, the walls alongside Old Church Lane that in areas are coursed alongside properties and dry stone against field boundaries, the retaining wall to St



Low wall with railings

Cuthberts Church and the walls bounding the various walks all contribute to the town's attractiveness.

- 5.30 The heart of the Conservation Area has a largely 'hard' floorscape which enhances the integrity and unity of the historic 'core'. This is ample evidence in the passageways, courts and yards of traditional pavings in stone flags and setts. Within this inner 'core' there are few concessions to planting or 'soft' landscape.



Coursed stone walls.



Retaining wall to St Cuthberts Churchyard.

6. The form & character of buildings

- 6.1 Building materials in Pateley Bridge Conservation Area exhibit great uniformity. Virtually all buildings up to the post-war period were built of local coursed gritstone. Weathered and soot-covered over the years, they present a rather sombre, khaki/grey appearance, which gives the town its rugged character and essential homogeneity, regardless of individual building styles.



Prominent Buildings on High Street.



Older, more modest building on High Street.

- 6.2 Recently constructed buildings, though also mostly of stone, are not of the local stone and are unlikely to weather to match the older buildings, due to the decline in the use of coal fires.
- 6.3 Most buildings before the early nineteenth century have graduated stone slate roofs. Most built after this period have Welsh slate roofs, brought in by the railway. One or two buildings have modern tiled roofs, but these are very few in number.
- 6.4 Most buildings have simple eaves facing the road with their gutters supported on small timber or stone modillions, though

one or two have stone cornices and, particularly in the High Street, gables facing the street. Many, though not all, of the older buildings have parapeted verges with stone copings and kneelers. Bargeboards and fascia boards are comparatively rare.



Typical stone detailing.

- 6.5 On the High Street most eighteenth century buildings are of two storeys, whilst the later nineteenth century buildings are generally of three. Elsewhere, the majority of buildings are of two storeys.
- 6.6 Most listed buildings have retained their original vertical sliding sashes, though in many of the other buildings on the High Street they have been replaced by casements. The artisans' cottages would also have had vertical sliding sashes but most have, unfortunately, been replaced by modern timber or PVCu casement windows.

Listed Buildings

6.7 The following buildings in the Conservation Area are listed (all Grade II):

- **Pateley Bridge**
- **H. Weatherhead (butchers) and Verity Frearson (estate agents)**
- **David South (period furniture) and Dacre, Son & Hartley (estate agents) (formerly the King's Arms Hotel)**
- **The Crown Hotel**
- **Talbot House (bed and breakfast) (formerly the Talbot Hotel)**
- **The Apothecary's House and the Old Sweet Shop**
- **41 (Sara's of Pateley Bridge) & 43**
- **45 (HSC Fine Art and Antiques) & 47**
- **Pump at junction of Ripon Road**
- **Pateley Bridge Conservative Club**
- **The Old Bakehouse**
- **Church of St Cuthbert**
- **Hawkridge House**
- **Ruins of St Marys Church (SAM)**
- **Church Green House**
- **Tombstone to Thomas Green**
- **Memorial to Mr. Purse**

6.8 A full list description is included in Appendix C.

Unlisted buildings which make a positive contribution to the character of the Conservation Area

6.9 The character of Pateley Bridge Conserv-

ation Area derives not just from its listed buildings but from the overall homogeneity of the materials from which its older buildings are constructed. All these make a positive contribution to the character and appearance of the Conservation Area. Many are of particular local interest and have been identified during the public consultation process. Others, e.g. artisans' terraced cottages, although not specifically identified as being of local interest, nevertheless contribute to the overall character of the Conservation Area. As recommended in PPG 15, these are shown on the Analysis & Concepts Map. There is a general presumption that buildings of local interest or which contribute to the character of the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.10 Particularly notable unlisted buildings are St Cuthberts Primary School, the Nidder-



The Theatre.



Doorway of Oddfellows Hall.

dale Museum (formerly the Workhouse), the Theatre and Oddfellows' Hall.

Landmark Buildings

6.11 Three buildings in Pateley Bridge can be considered Landmark Buildings in view of their prominence in the Conservation Area:

St Cuthberts Church

This is a focal point in several views of the town from the surrounding countryside and particularly when looking up King Street from its junction with Greenwood Road.

St Cuthberts Primary School

This robustly detailed building with a tower stands out by virtue of its height and position.

The former Workhouse (occupied in part by Nidderdale Museum)

This large building occupies a prominent

position when viewed from across the river in the vicinity of Nidderdale High School and Sports Centre.

- 6.12 By contrast, most other notable buildings, whether in the High Street or on one of the side streets, are hemmed about by adjacent buildings and thus have little individual impact, though they may be important in their immediate context.

Buildings in need of repair or enhancement

- 6.16 Buildings in Pateley Bridge are generally well-maintained and no buildings in need of significant repair have been identified.
- 6.14 Buildings, particularly in the High Street, which have lost their original fenestration, would benefit from the reinstatement of appropriate traditional windows and the Crown Hotel would benefit from re-roofing in graduated stone slates to match other buildings on the High Street.
- 6.15 One or two buildings might be improved by the painting of joinery, rationalisation and improvement of signage, etc.

Spaces in need of enhancement

- 6.16 There are few detractors from the character of Pateley Bridge Conservation Area.
- 6.17 The courts and ginnels leading off the High Street are characterised by the retention of their traditional York stone flags and setts. Should any resurfacing of these spaces become necessary, then the existing material should be re-used. It would also be desirable to resurface the narrow southern ends of Church Street and Park Road in traditional materials where they lead off the High Street.



Gap in High Street next to Southlands.

- 6.18 A more expensive enhancement would be to resurface all the footways on the High Street itself in York stone flags when the present concrete flags become due for renewal. This would complement the existing broad stone kerbs. York stone flags can be slippery, particularly on a slope, but it is possible to obtain new York stone flags which have been 'flamed' to give them an anti-slip finish.
- 6.19 The open area at the junction of High Street and Nidd Walk has been partially improved with stone paving, however a comprehensive landscape scheme including areas of traditional paving would benefit this public space.



Traditional paving.

- 6.20 A more expensive enhancement would be to resurface all the footways on the High Street itself in York stone flags when the present concrete flags become due for renewal. This would complement the existing broad stone kerbs. York stone flags can be slippery, particularly on a slope, but it is possible to obtain new York stone flags which have been 'flamed' to give them an anti-slip finish.
- 6.21 The open area at the junction of High Street and Nidd Walk has been partially improved with stone paving, however a comprehensive landscape scheme including areas of traditional paving would benefit this public space.
- 6.22 Some tree thinning along Nidd Walk would reopen views across the Nidd.

7. Character Area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail, looking at sub-areas to identify the special character of each sub-area and to summarise the details and features that are important in providing a special 'sense of place' to Pateley Bridge.

7.2 The town exhibits three clear phases of development:

- The nucleus of the High Street and the streets and courts leading off it, which go back to the eighteenth century and before;
- Areas of late Victorian development, consisting of some larger houses and institutional buildings but mainly of terraced artisans' cottages;
- Extensive areas of twentieth century, mainly post-war, housing on the north-eastern slopes of the valley, surrounding the earlier development (largely outside the Conservation Area and ignored for the purposes of this Appraisal);

7.3 The first two phases form the basis for a division of the Conservation Area into character areas. Two other character areas are the Riverside and also the extension of the Conservation Area along Old Church Lane including the listed St Marys Church.



High Street from the Bridge.

Area 1: The High Street and courts and lanes leading off it

7.4 This area may be roughly defined on the north side by the back lane (Blacksmiths Mews/Dowgill Terrace), 4-18 Park Road, Colbeck Lane and the drive to Fog Close House, and on the south side by Southlands and the car park.

7.5 The High Street, which slopes down from the junction of Old Church Lane and Ripon Road to the eponymous bridge, remains the primary focus of Pateley Bridge. Apart from Church Street, Park Road and Southlands, the High Street presents a largely unbroken frontage of seventeenth-nineteenth century buildings, many of them listed.

7.6 Buildings in the High Street are a mixture of two and three storeys, the earlier tending to be two, and the later three, storeys. One building in the High Street on the corner with Church Street has an



Kings Court.

attractive rounded corner. Many of the buildings in the High Street are listed and have already been described in section 6. (The Form and Character of Buildings).

7.7 The majority of listed buildings in the High Street retain their vertical sliding sashes but in many other buildings they have been replaced by a variety of casements.

7.8 Of particular significance are the small courts which open off the High Street or



View up ginnel off High Street.



High Street looking North East.

the back lane to the north of it. Most retain their traditional paving of York stone flags and setts. In recent years King's Court has been developed to create an attractive courtyard of small shops.

- 7.9 In the High Street itself, the footways are mostly paved with 450mm x 450mm pre-cast concrete slabs (Marshalls' 'Saxon') but there are also some areas of 'Tegula'. However, the High Street still has its wide York stone kerbs.
- 7.10 Most openings onto the High Street are arched openings leading to courts with buildings carrying over at first floor level and the two streets (Church Street and Park Road) which open onto the north side are narrow at the point where they join the High Street.
- 7.11 On the south side, a large opening was made in the centre of the High Street when buildings were demolished to create the access to the Southlands development and the adjacent car park. This changed the spatial qualities of the street in the immediate area.

Area 2: The area of later nineteenth century development

- 7.12 This area includes that part of the Conservation Area lying north of the High Street and the courts and east of The Sidings and Netherdale, as well as that part of the Conservation Area fronting Ripon Road.
- 7.13 King Street, which runs from the recently constructed bus turning area up to St Cuthberts Church is the only wide street in Pateley and is the main focus of the area developed in the nineteenth century. The triangle formed by the back lane to the north of the High Street, King Street and Park Road (apart from the Park Road frontage itself) was, until recently a cleared site. This has been redeveloped with a mixture of terraced housing and a new health centre along the vacant frontages, with the interior of the area being used for residents' and operational parking. The new development fits well into the overall character of Pateley and has greatly improved what was previously a major eyesore.



The landscaped bus terminus.



Recent Development between King Street and High Street.

- 7.14 Terraces of artisans' cottages are to be found on Park Road, Market Terrace (to the rear of the Memorial Hall) and on Church Street, but the main concentration is to be found on Millfield Street.



Park Road looking South.



Typical workers' terraces.

7.15 There are also a number of larger houses in the area between the High Street and King Street, e.g. Fog Close House and Colbeck House. The Police Station and former Court House are also situated near the junction of King Street and Church Street, whilst the site on the corner of Church Street and Colbeck Lane, previously a car showroom is, at the time of writing, being developed for housing.



The former Market Hall recently a Car Showroom before demolition.

7.16 One building in the area of a very different character is the Memorial Hall dated 1959. This stands out by being built of stone laid to very narrow courses and having a large pantile roof with low eaves. Although somewhat out of character with other buildings in the Conservation Area, it is not unattractive or overly intrusive.

Area 3: The Riverside

7.17 This area consists predominantly of open space, but includes relatively new housing at 1-12 The Sidings, Netherdale, the semi-detached pair of Police Houses and 1-23 Nidd Walk, as well as a large Victorian house - Nydsley - and residentially converted mill buildings

to the north-west of it. Lastly, 1-5 Nidd Walk is a conversion of the former railway station, constructed with the distinctive crow-stepped gables characteristic of the NER's Nidderdale branch. On the other side of Nidd Walk, a former pumping station has been converted to a café.



Yorkes View House.



Nidd Walk.

7.18 Of the new houses in the area, 2-12 The Sidings are perhaps the most attractive. Netherdale elderly persons dwellings have uncharacteristically steep roofs and have met with some local criticism. It is unfortunate that the Police Houses occupy such a prominent location at the bottom of the



Netherdale.



Pedestrian Bridge as seen from from Mill Lane.

High Street, next to the bridge. 1-23 Nidd Walk can best be described as unassuming. The contribution of all these houses to the character of the Conservation Area is essentially neutral.

7.19 As previously mentioned under *Open Space*, the large area of open land to the north-east of the river upstream of the bridge is difficult to access and, though included within it, has little impact on the Conservation Area. Raised berms and flood gates serve to protect the town

from flooding. The trees on the far bank, however, particularly the row of conifers to the west of the bridge, make some contribution to amenity.

- 7.20 South-east of the bridge, the riverside footpath (the Nidderdale Way), the broad grass verge planted with flowers and the trees, make for a pleasant area enjoyed by both residents and visitors, as well as providing some parking for visitors to the town. At the far end of the Conservation Area, a plaque records the site of the former railway turntable.



Riverside Trees.

Area 4: Old Church Lane

- 7.21 This is a steep, narrow, twisting lane, which was originally the main road from Ripon and Laverton into Pateley Bridge. The Conservation Area extends up to and including the ruins of St Marys Church and its churchyard. St Marys churchyard is a notable and peaceful open space, shaded by trees and filled with eighteenth century headstones, two of which are themselves listed, and is shown as such on the Landscape Analysis Map. The cemetery is an important repository of civic heritage. Many of the grave markers have been laid



St Marys Church.

down for reasons of health and safety, and these should be restored as planned.

- 7.22 As one ascends Old Church Lane from the town between raised banks to either side, open stretches of road are flanked by trees which contribute to the character of this route to the Church. To ensure their protection, the Conservation Area boundary is set back some 10m beyond the edge of the highway. Stone walls significantly contribute to the sense of enclosure in parts of the lane before it views open up at higher level.
- 7.23 Opposite the church is Church Green House, which is with later alterations. It is of stone with a graduated stone slate roof. Externally, its main features of interest

are the oak studded door and mullioned windows. It is set behind a garden bounded at the front with a dry-stone wall and contributes positively to this area. Beyond the church and this listed house, the lane rises up further and some fine views can be had of the valley below before one reaches the moorland at the top.

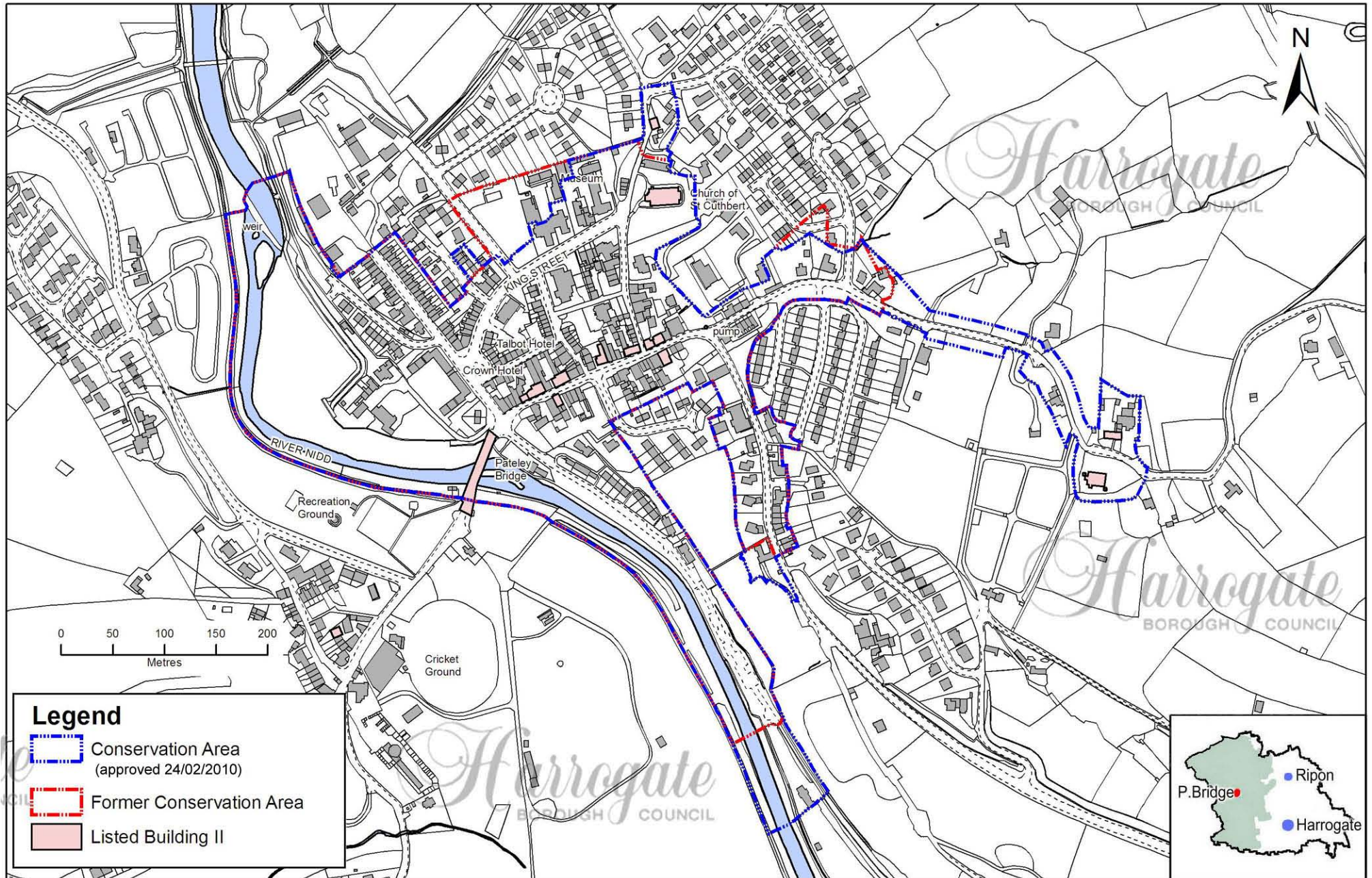


St Marys Churchyard.



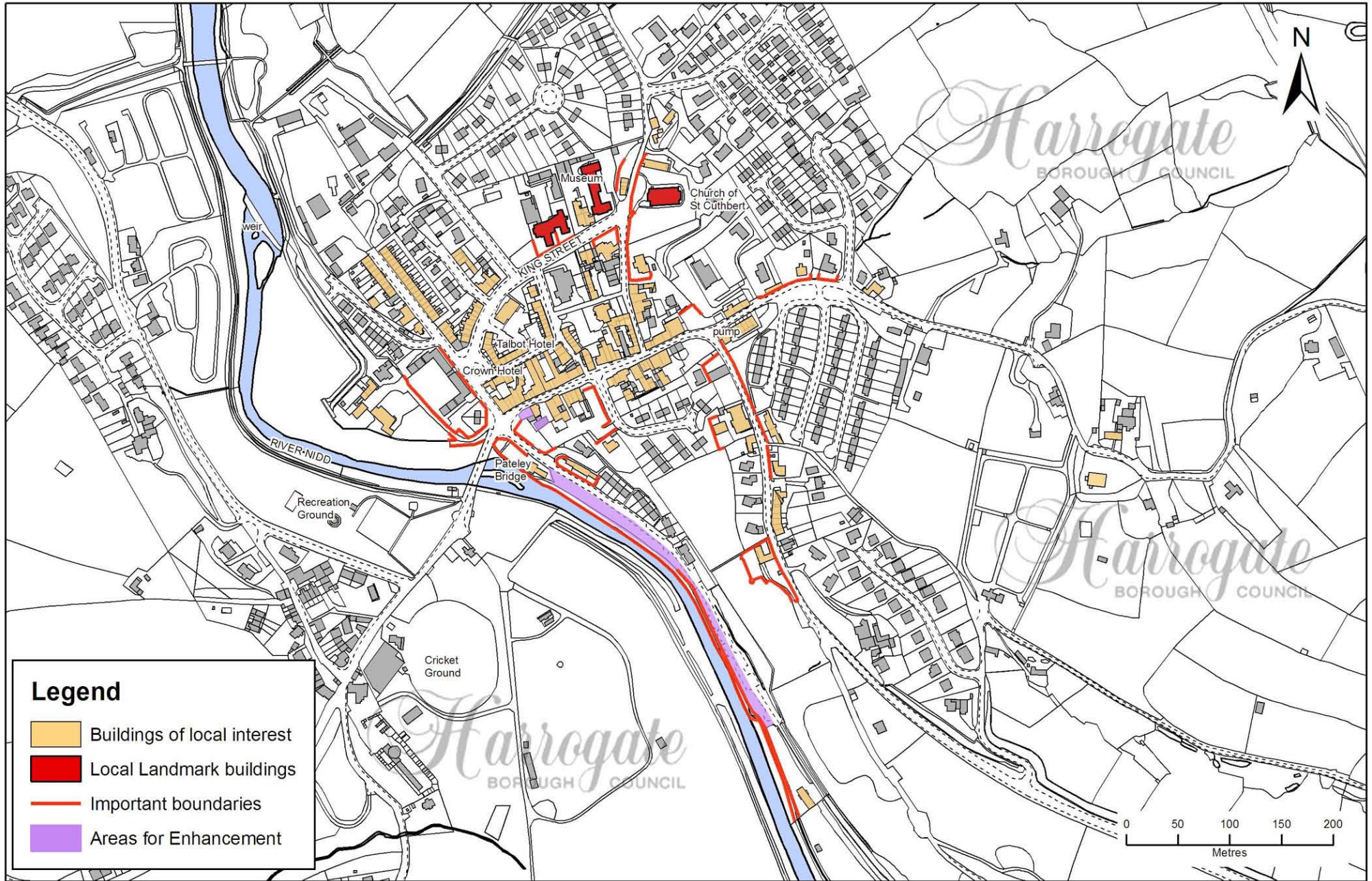
Old Church Lane.

Map 2: Pateley Bridge Conservation Area boundary



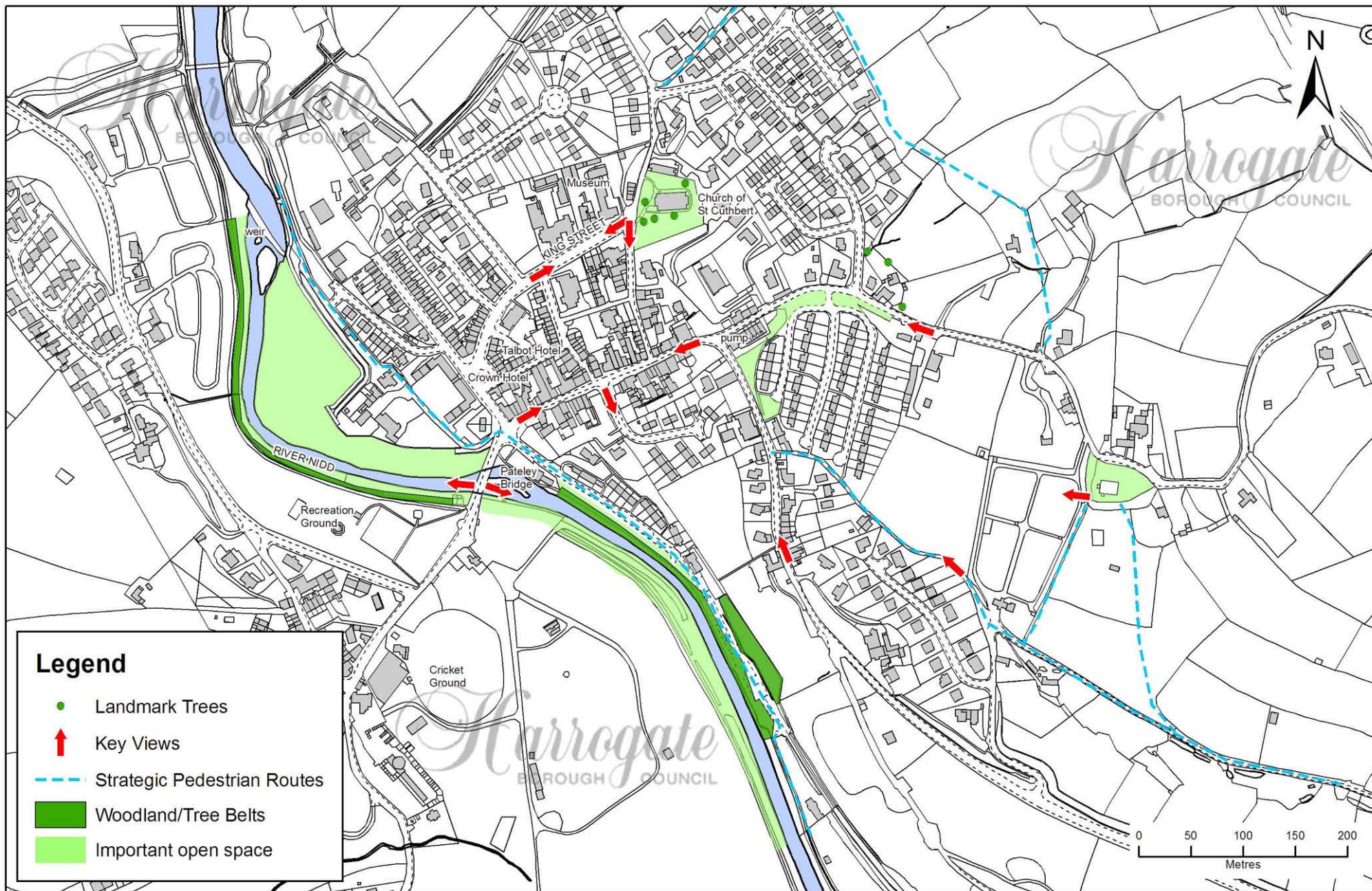
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Map 3: Analysis & concepts



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Map 4: Landscape character analysis



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Appendix A

1. Management strategy

The purpose of the Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on the Pateley Bridge Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

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

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

2. Monitoring & review

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

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

3. Maintaining quality

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

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

4. Conservation Area boundary review

As part of the process of producing the appraisal, the existing Conservation Area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of positive interest in ways which directly relate to the special character of the existing Conservation Area. The future inclusion of these areas was determined on the basis of whether they have special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance.

It was suggested by residents at the workshop to reduce the Conservation Area in the vicinity of St Cuthberts Primary School and the Nidderdale Museum. The boundary of Pateley Bridge Conservation Area is generally tightly drawn around areas of architectural or historic importance. A large part of this area is occupied by a school playground and by modern school buildings and a workshop of little architectural merit. There seems no good reason to retain them in the Conservation Area. Accordingly, this area

has been excluded from the Conservation Area.

Rationalisation of the boundary in the Springfield area to the north of Old Church Lane was proposed. The boundary bears no relation to the area (as it has been developed in recent years) and needed to be redrawn to fit new boundaries. Rationalisation of the boundary here is supported.



School Yard.

Residents suggested extending the Conservation Area boundary to include 1-3 Little King Street. These properties are typical late C19 artisans' cottages as found on Millfield Street and elsewhere in Pateley Bridge and it seems appropriate to include them. For this reason the Conservation Area has been extended here.

A further extension proposed by residents was one to include Hawkridge House. This is a listed building and is prominent when looking up new Church Street from the top of King Street. It contributes to the character of the Conservation Area (as does its high boundary wall) and it is, therefore, logical to include it within the Conservation Area. Accordingly, this area has been included in the Conservation Area.



Artisans Cottages.

Another proposal was to extend the boundary along Old Church Lane to

include St Marys Church and Church Green House (listed buildings). St Marys Church has a clear historic relationship with Pateley Bridge as its original parish church and Church Green House is also listed. Old Church Lane itself is a winding and characterful lane with trees to either side. Inclusion would protect these trees and acknowledge the relationship of Pateley Bridge and its former parish church. For these reasons, inclusion of this area was supported and the boundary has been amended here.

Some residents requested that the Conservation Area be extended to include the whole of the bridge (as the boundary cuts through the southern end of the bridge). It is logical to include the whole bridge within the Conservation Area and the boundary has been extended here.

Further proposals were to extend the boundary to include Woodclose House, Ripon Road. This house is an attractive nineteenth century house, surrounded by impressive boundary walls. It forms a logical commencement of the Conservation Area on this approach to the town and so has been included.

Another proposed extension was to include the house (referred to as Station House, but named otherwise on the OS) at the end of Nidd Walk Being next to the line of the former railway, this building (now divided into two houses) is an attractive stone building and had been the Station ticket office, Station Master's office and house. Accordingly, it has been included in the Conservation Area as part of Pateley's railway history.

A final extension suggested by residents at the workshop was the recreation ground and also Bridgehouse Gate. This land is within the Parish of Bewerley. No support was offered by Bewerley Parish for such an extension. Whilst there are buildings worthy of being included in a Conservation Area, it is considered that the recreation ground itself, despite being an important public open space, has little visual impact on the Pateley Bridge Conservation Area and has lost most features of intrinsic historic interest. The extension of the Conservation Area over the river was not supported and so no change has been made here.

At the formal consultation stage two more extensions were proposed by residents: Panorama walk (including 'The Rock' viewing point); and the Victorian Cemetery. Whilst views from the Walk are spectacular, and the Cemetery's elevation offers fine views over the town, it is considered

that neither has sufficient architectural nor historic merit to warrant their inclusion in the Conservation Area and so the boundary remains unchanged here.

5. The Management of change

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

There are few sites that have a negative impact on the Conservation Area. However, there is also scope for enhancement by redevelopment of certain buildings which do not positively contribute to the character or appearance of the Conservation Area, although their impact is not considered to be wholly negative.

6. Opportunities for enhancement

Most of the buildings in Pateley Bridge are in good condition. However, there are a number of opportunities for building enhancement as follows:

- Reroofing buildings in traditional slates, for example the Crown Hotel
- Repair and enhancement of traditional shopfronts
- Rationalisation of shop signage
- Reinstate windows to their former pattern and detail where use of standardised factory made joinery and PVCu windows has undermined the character of historic areas.
- Improving the appearance of gables that were exposed when adjacent buildings were demolished.

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

- Resurfacing areas in traditional materials, for example the High Street, the courts and ginnels off High Street and the narrow southern ends of Church Street and Park Road in traditional materials where they lead off the High Street.

- Improving the open public space at the junction of High Street and Nidd Walk with both hard and soft landscaping.
- Rationalisation of street furniture and where the appearance of street furniture is at odds with the character of the area, replace with street furniture of more appropriate design.
- Trees which make a particular contribution to the Conservation Area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).
- Management of existing trees, especially where they obscure important views or over-shade public footpaths.
- The restoration of grave markers in St Marys Churchyard.
- Removal of unnecessary road signs.

Existing buildings

The survey of the existing buildings within Conservation Area clearly identified that a distinctive character exists, although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past 30 years, public awareness and expectation of the planning system to protect the 'familiar and cherished scene' has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of the Conservation Area could include some or all of the following:

Design Guidance:

Additional design guidance, which is more specific to Conservation Area, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. Such design guidance would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable.

Article 4 Directions:

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction, which removes permitted development rights. These are the rights granted by Statute to alter dwellings without the need for planning permission within strict limitations. 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 within the scope of planning control, so the impact of any proposed change can be properly assessed. Article 4 Directions, which are drawn up by the local planning authority, namely the Borough Council, is the only means of applying equal control to all buildings within the Conservation Area. Without such a Direction, alterations will only be subject to control where planning permission or listed building consent is required. Equally, any non-statutory planning guidance will only be capable of being applied in those cases where applications are necessary. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.

Reinstatement of architectural features:

Promotion of schemes that seek to restore the architectural character of altered buildings. The introduction of standardised twentieth century door patterns and PVCu windows is well established, but much original fabric remains. Non-sympathetic alterations should be resisted.

Grant schemes:

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

Quality erosion & loss of architectural detail

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

the appearance of an historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the long-term durability of stone work.

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

Roof alterations & extensions

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

Shopfronts, outdoor advertisements & street furniture

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

Gardens & front boundary treatments

Front and rear gardens and particularly boundary walls make an important contribution to the streetscape and character of certain parts of Pateley

Bridge Conservation Area. The Borough Council will resist the loss of soft landscaping and original boundary walls and railings. For example, the construction of new openings and the consequent breaking up of the continuous walls flanking the main streets would be detrimental to the character and appearance of Conservation Area.

Telecommunications equipment, satellite & cable dishes

External telecommunications apparatus including cable runs can harm the appearance of historic buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Overhead Wires are intrusive throughout the Conservation Area and undergrounding of cables would considerably enhance the character of the village. This should be a long term aim in the interests of the character and appearance of the Conservation Area.

Important trees

The existing mature trees in the Conservation Area, add to its charm and character. The loss, for example, of trees along the river corridor would significantly erode the character. In accordance with the Council's Landscape Design Guide, the existing pattern of trees and woodland should be preserved and repaired through managed planting and maintenance. In considering both of these areas, guidance should be geared towards tree planting and management methods that improve wildlife habitats.

New development

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

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the appraisal. The Council will encourage new development that complements the establish grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not impact on the exiting spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area. Within the above criteria, new development should aim to achieve creative design solutions, whether contemporary or traditional in style.

Employment & commercial activity

Since the early twentieth century, Pateley Bridge has become increasingly reliant on its visitor economy. Commercial activity also provides a focus for the community and contributes to the character of the town. Efforts should be made to encourage and support businesses and to protect and enhance existing commercial activity and the town's role as a local service centre for rural communities. Such efforts will benefit visitors by making the town more attractive and improving the quality of their stay as well as improving businesses competitiveness and arresting the decline of physical fabric in the town.

Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for listed buildings and unlisted building of special character or interest. This back-cloth is important and needs careful management as a setting for the special elements.

The river's influence

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

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

Urban edges

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

Tree planting

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

Floodplain

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

Footpaths

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

Wildlife & nature conservation

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

Checklist

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

- Development should not impinge on the form and character of Pateley Bridge.
- The repair and reuse of older buildings should be encouraged in the first instance rather than redevelopment, except where the existing building detracts from the character of the Conservation Area.
- The proper maintenance of older buildings is encouraged, together with the restoration of original features.
- Rationalisation of intrusive shop signage
- New development should avoid further sprawl into the countryside and respect the scattered nature of settlement beyond the urban edges.
- Buildings should be constructed of materials which match or complement local traditional materials.
- Design should respect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context.
- In general new buildings should follow the established building line.
- New development should not adversely impact on the historic skyline.
- Retain important gaps between buildings to ensure important views are maintained.
- Where buildings are set back from the street, front boundaries (walls, hedges or railings) should reflect existing traditional boundaries in the immediate vicinity.
- Positive management of the ageing stock of mature trees.
- Boundary walls are an important feature of many parts of the Conservation Area and should be repaired and retained.
- Minimise clutter of street furniture, road signage and markings.
- Existing historic paving should be kept in good repair and traditional materials extended to the most sensitive locations.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Wednesday 11 July 2007. This consultation took the format of a public meeting and included a walkabout and a workshop session. Prior to the event residents were notified via a leaflet. In addition, publicity for the event was posted on the Nidderdale AONB website.

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

The main activity was a walkabout, which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Pateley Bridge special to them. On return to the hall, the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the village with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

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

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

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

Local involvement is an essential aspect of the consultation process and local residents were encouraged to comment on the draft documents during the consultation period from 25 April - 6 June 2009. Following consultation, amendments and additions were made to the text, particularly regarding policies of the AONB Management Plan and Heritage Strategy. The Cabinet Member for Planning and Transport approved the Appraisal on 24 February 2010 and it is published on the Council's website.

Appendix C

Listed Buildings

High Street (south end)

Pateley Bridge:

Late C18, ashlar, with 3 segmental arches and pointed cut-waters, rising as pilaster buttresses to flat coping. Pateley Bridge is also a Scheduled Ancient Monument.



High Street (north side)

H Weatherhead (butchers) and **Verity Frearson** (estate agents)

Mid-C18, of coursed squared stone ashlar and graduated stone slate roof. Two storeys, three bays.

David South (period furniture) and **Dacre, Son & Hartley:** (estate agents) (formerly the King's Arms Hotel) Mid-C18, with C19 bays added, of coursed squared stone ashlar with graduated stone slate roof. Three storeys, five bays.

The Crown Hotel:

Early C19, of coursed squared stone ashlar with modern tiled roof. Two storeys, three bays.

Talbot House: (bed and breakfast) (formerly the Talbot Hotel)

Early C18, of coursed squared stone ashlar with graduated stone slate roof. Three storeys, three bays. Double pile roof with stone coped gables to street.

The Apothecary's House and the Old Sweet Shop:

C17 with C18 and later alterations. Coursed squared stone with graduated stone slate roof. Two storeys, five bays. Steps up to doorway.

41 (Sara's of Pateley Bridge) & **43:** Early C19 with later alterations. Coursed stone ashlar with slate roof. Three storeys, four bays. Left hand bay forms semi-circular corner.

45 (HSC Fine Art and Antiques) & **47:** Mid C18 with C20 alterations. Coursed squared stone ashlar with graduated stone slate roof. Two storeys, three bays.

Pump at junction of Ripon Road:

Dated 1852. Stone with stone pediment and trough.

High Street (south side)

Pateley Bridge Conservative Club:

Dated 1664 with C18 and C19 alterations. Coursed stone with graduated stone slate roof. Three storeys, two bays. Doorway to left has chamfered stone surround with 4-centred arched lintel inscribed 'HW 1664'.

The Old Bakehouse:

Early C19. Coursed stone ashlar with hipped Welsh slate roof. Three storeys, three bays to side, one bay to High Street.



The Apothecary's House and the Old Sweet Shop.



Archway at Conservative Club.

New Church Street (east side)

Church of St Cuthbert:

1827 by Woodhead & Hurst. Ashlar with slate roof. West tower with north and south porches. Three stage tower.

New Church Street (east side)

Hawkridge House:

Late C18. Coursed squared ashlar with graduated stone slate roof. Three storeys, three bays.

Bedlam Hill

Ruins of St Marys Church:

C17 and C18. Coursed squared stone and ashlar. Graduated stone slate roof. Three stage west tower dated 1691. Ruinous C18 nave with south porch.

Church Green House:

C17 with later alterations. Two storey, four bays. Coursed squared ashlar with graduated stone slate roof.

Memorial to Mr. Purse: An octagonal shaft on plinth 1714

Tombstone to Thomas Green:

Doric pilasters to each side of shaped top 1741.

Appendix D

Further reading

English Nature: <http://www.english-nature.org.uk>

Jennings (1967) History of Nidderdale, Advertiser Price

NYCC - Historic Landscape Characterisation

The Pateley Bridge Heritage Trail by Clive Hall (available from the Tourist Information Centre, Pateley Bridge.)

