

## YORKSHIRE DALES NATIONAL PARK AUTHORITY

28 March 2006

**PROPOSED CONSERVATION AREA DESIGNATION  
FOR THE VILLAGE OF HEBDEN****Purpose of report**

To seek the Authority's agreement for the designation of the village of Hebden as a conservation area.

**Strategic Planning Framework**

- ***National Park Management Plan: Built Heritage and Historic Environment***
  - Principle 3 Settlements need to be considered as much as individual Buildings or structures;
  - Principle 5 Local Communities will identify what is important to them and how to conserve what they value;
  - Objective BH4 Pilot village design statements, conservation plans or other approaches to establish and advise on what is special about settlements.
- ***Best Value Performance Plan 05/06***
  - Objective: "Work with our partners to ensure that we have up to date (i.e. less than 10 years old) information on the condition and extent of all designated historic features within the Park".
  - Action: "Review 1 village already identified for potential Conservation Area designation".

**The Legislative Background**

Section 69(1) a-b of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

- a. "Every Local Planning Authority shall, from time to time, determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and
- b. Shall designate such areas as conservation areas".

There are no standard criteria for determining which areas shall or shall not be designated. However, PPG15 'Planning and the Historic Environment' makes it clear that it is the quality and interest of areas rather than of individual buildings that should be the prime

consideration in identifying conservation areas. This is because the significance of an historic area is often dependent upon a range of factors other than simply the age and period details of individual buildings. Important factors might include:- the historic layout and pattern of buildings and thoroughfares; the range of uses that buildings are put to; the characteristic forms of construction and materials utilised; the impact made by public and private open spaces; the quality and design of street furniture; the mixture of hard and soft surfaces; the influence of trees, either individually or in formal groups; and the opportunities available for views and vistas into the area, along streets and between buildings, or out of the area towards the surrounding countryside.

Conservation Area designation should act as a means of recognising the importance of all of the above factors, and ensuring that conservation policies address the quality of 'townscape' in its broadest sense.

### **The Designation Process**

Planning Policy Guidance, current best practice and established case law all indicate that the designation process should go beyond the basic legislative requirements described above. In general, there is a need to increase public awareness, understanding and involvement in the designation of Conservation Areas. The Authority's Conservation Area Strategy (1999) confirmed a commitment to a process of full public consultation, including:

- the preparation of character appraisals in collaboration with local communities;
- the preliminary investigation of potential preservation and/or enhancement opportunities; and,
- an assessment of the degree of local support for, or opposition to, designation.

For Hebden, this process began in the spring of 2001. However, due to significant delays (see **Appendix 1**) it was not completed until September 2005.

The consultation process concluded with a community consultation event in May 2005. This also allowed residents to discuss any aspects of the appraisal document and designation recommendation on which they required clarification, and to submit amendments to any details of the village history that they felt were incorrect. Residents were also advised to make any representations of support or objection in writing, in order for them to be documented as part of the consultation process.

Ten written representations were received. Five expressed wholehearted support for the designation and the draft appraisal. Of the remaining five; one objected to designation; two disagreed with opinions expressed in the appraisal regarding the extension to the school and recent treatment of Thors Ghyll; and two indicated neither support nor objection, but expressed concern over the potential impact of designation. Where possible, these concerns have been addressed in written responses, explaining the minor additional controls gained in addition to those already available as a National Park, namely that of control over demolition of buildings and protection of trees.

The Parish Council was consulted on the draft Conservation Area Appraisal in September 2005. Their reply of 30 October 2005 states that they have no wish to make any further representation.

The Environment Act 1995 also makes it clear that a National Park Authority may not designate conservation areas without first consulting the relevant District Council. Craven District Council was formally consulted in September 2005. To date, no response to this consultation has been received.

### **Designation Statement**

**Appendix 2** to this report consists of a Designation Statement for the village. This statement contains the Character Appraisal, which details the special interest of the area, and a map of the proposed boundary.

### **Authority Consideration**

At the Authority meeting in November, Members deferred consideration of the report to enable:

- (a) a training event on conservation areas to be held; and
- (b) a site visit to be held in Hebden, after the training event, to enable members to assess, at first hand, the merits of designating the Village of Hebden as a conservation area.

The training and site visit were held on 22 February. Following the visit, a number of minor amendments have been made to the Character Appraisal, reflecting the impact of the works done to landscape the industrial site to the north west of the village and additional comments from Members.

### **Implications of Conservation Area Designation**

The principal impacts of the designation of a conservation area are set out in **Appendix 3**, and these were discussed in some detail during the training and site visit.

Members will be aware that concerns have been expressed by the owners of both businesses located on the industrial site about the potential impact of designation on their viability. The desirability to conserve and enhance the character and appearance of a Conservation Area should not be seen as an inhibitor to the continued growth of the local economy, nor as a threat to local businesses. It is clear from the guidance in PPG 15 that the intention of Conservation Area designation is not to 'preserve in aspic'. Rather it is to acknowledge the importance of such an area and allow special attention to be paid to its management.

Both businesses provide important economic benefits for the area and are operating on what is clearly an industrial site. Local Plan policy requires development in Conservation Areas to respect the character and appearance of the area. If an existing site is industrial in character and appearance, then further development that shares that character can be acceptable. It is also worth noting that Conservation Area status has not inhibited substantial redevelopment schemes in settlements like Sedbergh & Embsay.

## **Notifications Following Designation**

If the designation is approved, then notification will need to be sent to the Government Office for Yorkshire and the Humber and to English Heritage in York. The designation must be advertised in the London Gazette and at least one local newspaper.

## **Further Action**

If designation is confirmed, a Conservation Area Action Plan would then be developed containing policies specific to Hebden. This will provide an opportunity for further discussion on issues such as possible enhancement schemes and the implications of making Article 4 Directions.

## **Conclusion**

Advice from English Heritage (pp.3, Conservation Area Practice, EH, 1995) indicates that 'providing that the decision is well considered and soundly based a LA should not hesitate to designate an area that clearly meets the criteria and would benefit from the additional controls and protection which designation confers'. The appraisal of Hebden's historic and architectural character as presented in Appendix 3 gives clear support to the quality of the historic environment within Hebden and that it meets the necessary criteria for Conservation Area status.

The original motivation for considering Hebden for Conservation Area status was provided by members of the local community coming forward and requesting the designation. Most public meetings, both in the original assessment process and the recent updating, have been well attended and were generally positive in nature. Although the request for written support was not taken up wholesale by the community, the available written feedback from the local community generally supports designation of Hebden as a Conservation Area.

## **RECOMMENDATION**

That: -

1. the village of Hebden, as defined by the boundary map included in the Appendices to this report, be designated as a conservation area, and;
2. the notification actions outlined in Section 4 of this report are implemented.

MARK STEPHENSON  
BUILDING CONSERVATION OFFICER

15 March 2006

Background documents: None

## HEBDEN CONSERVATION AREA CONSULTATION HISTORY

<b>Background</b>	YDNPA was approached by residents of Hebden who requested that the village be considered for designation as a Conservation Area.
<b>December 1999</b>	YDNPA sent out a letter notifying residents of Hebden in advance of its intention to carry out a programme of work assessing the merit of Hebden for designation as a Conservation Area, in the period leading up to April 2001.
<b>February 2001</b>	The Foot and Mouth outbreak forced the cancellation of a first public consultation meeting arranged for 22 March 2001. A subsequent delay of 10 months ensued
<b>4<sup>th</sup> Dec 2001</b>	The above public meeting was rearranged for this date.
<b>13<sup>th</sup> Jan 2002</b>	A character appraisal walk was held for residents to attend.
<b>16<sup>th</sup> Jan 2002</b>	Follow up public meeting addressing issues of architectural and historic character.
<b>7<sup>th</sup> March 2002</b>	Informal public meeting/workshop held.
<b>March 2002</b>	Draft document produced.  In the March of 2002, the then Building Conservation Officer left the Authority. The new post holder did not take up his post until November 2002, by which time new projects and a re-organisation of priorities meant that the Hedben Conservation Area Character Appraisal was removed from the work programme. The Hedben Conservation Area Character Appraisal was reinstated in the work Programme in April 2005. Due to the time between the production of the original draft and its re-inclusion in the work programme it was felt necessary to review the draft appraisal.
<b>May 2005</b>	Copies of the newly reviewed draft Character Appraisal were made available for residents to review and return to the village Post Office.
<b>28<sup>th</sup> May 2005</b>	5 hour 'drop-in' meeting held for residents to feedback comments or ask questions regarding possible designation.
<b>1<sup>st</sup> Sep 2005</b>	Craven District Council and Hebden Parish Council were sent a copy the draft Character Appraisal document for consultation.
<b>29<sup>th</sup> Nov 2005</b>	NP Authority meeting scheduled to consider Hebden designation



## Designation Statement - Hebden

### Section A – Character Appraisal

#### 1.0 Introduction

This character appraisal has been prepared as part of the Yorkshire Dales National Park Authority's Conservation Area Strategy. It was prepared in collaboration with the local community at a series of Conservation Area Workshop meetings held during the period November 2001 to March 2002 with a final meeting to discuss the contents of the appraisal on the 28th May 2005.

#### 2.0 The Location & Setting of the Village

- 2.1 Hebden is a small settlement situated in the county of North Yorkshire in the designated area of the Yorkshire Dales National Park. It sits 2.5-km to the east of the small town of Grassington and some 11.5-km from the larger administrative centre of Skipton. In 1999 the parish had a population of 220 people.
- 2.2 The village of Hebden is located in hilly terrain, at an altitude of 190 metres above sea level, on the north side of Wharfedale. It sits adjacent to the steep sided valley associated with the fast flowing Hebden Beck, some 3 km or so from its source on Grassington Moor and approx. 750 metres from its confluence with the Wharfe to the south. It sits astride an important bridging point, as the valley of Hebden Beck narrows slightly at a contour height which is convenient for east to west communication. The village is arranged around a regular, long, rectangular grid pattern, orientated on a northwest to southeast axis which, when combined with the topographical setting allows for a southerly aspect to take advantage of any winter sunshine. The physical setting thus contributes significantly to the character of the village.
- 2.3. The busy B6265 road passes through the northern end of the village on its way from Pateley Bridge, 7 km to the east to Grassington. A minor road passes out of the southern end of the village towards the hamlet of Hartlington and the village of Burnsall, on the southern bank of the Wharfe, to the south east.
- #### 3.0 The Historic Origins & Development of the Village
- 3.1 Local place name evidence suggests that the area may well have been settled by Danish peoples – the name Hebden or '*Hebban*' being a Danish topographical description of a ridge forming an elevated site above a small valley which fits well with the setting of today's village. Nearby, 'Thors Ghyll' and 'Thruskill Well' are significant as sites which still retain place name evidence relating to Scandinavian pagan worship. However, the name Hebden could be an earlier, 'Old English' name meaning 'valley containing rose-hips or wild brambles'. Hebden reputedly had a 'Mense Lord' called Drinkel or Dringle in the Saxon period.
- 3.2 The village's location is strongly influenced by local geography and an ancient east to west communication route. It sits adjacent to a crossing point of Hebden Beck –

probably forded originally and then bridged in the mediaeval period. This ancient route was probably used in prehistoric and Roman times and its significance was enhanced after c.1200 when Fountains Abbey was granted the right of passage through the township for the seasonal movement of huge flocks of sheep between the Abbey and its holdings in Nidderdale to pastures higher up Wharfedale, in Malhamdale, and westwards into the Lake District.

- 3.3 The village is described as 'Hebedene' in the Domesday survey of 1086 when Osberne de Arches is named as 'the superior lord of the manor' in what was probably then the parish or Anglo-Saxon estate of Burnsall. Inclusion within Domesday does not guarantee that there was an established village in existence at that time as the settlement pattern may have been much more fragmented.
- 3.4 Valuable recent work by the Hebden History Group has suggested that the remnants of a sequence of 8 manorial tofts and crofts, which constitute the major part of the nucleated village, and which relate to a common arable field to the west and to common pasture to the east, may have been established early in the post-Conquest period, but more likely in the late 12<sup>th</sup> or 13<sup>th</sup> centuries. This toft compartment was linked to the manor site of Hebden Hall to the south and the almost adjacent manorial corn mill. The group also interpret the most northerly sector of the present-day nuclear village - ie Town Head and present-day Brook Street – as probably representing an earlier hamlet, which developed beyond the manorial tofts. This distinct village layout clearly indicates a significant degree of formal planning and strong links to a deliberate manorial expansion.
- 3.5 The de Arches property in Hebden passed through various ownerships during the 12th-16th centuries before being mortgaged by the Tempest family in 1572, and finally being purchased by three trustee freeholders in 1589.
- 3.6 By the early 17th century land seems increasingly to be owned by yeoman freeholders and title deeds and house datestones suggest that many of the buildings in the village appear to have been built or rebuilt by these owner occupiers during the period from the early 17th – mid 18<sup>th</sup> centuries. However, by the time of the 1846 the tithe award almost every house in the village was tenanted and, out of 47 property owners, only one owner occupier seems to have lived in the village.
- 3.7 The increasing importance of the main road through the village was emphasised by the changes brought about by the development of Pately Bridge to Grassington Turnpike in the 1750's. The local history group have uncovered records in West Yorkshire County Record Office which clearly show the sequence of bridge rebuilding which was undertaken, with the Wapentake, 'Old', or Brook Street bridge being rebuilt in stone in 1756 to specifications which match the dimensions of today's structure, and the 1827 County Bridge clearly replacing the first turnpike bridge built over the beck.
- 3.8 Leadmining became a major industrial activity in the area during the late 18<sup>th</sup> and early 19<sup>th</sup> centuries although this probably remained a fairly small-scale enterprise in and around Hebden until the Hebden Moor Mining Company was formed in 1856. Extraction only continued for 17 years but this may had a dramatic affect on the character of the village, for, while only a few new houses seem to have been built at

this time, physical evidence suggests that many of the older buildings appear to have been adapted and extended at that time.

- 3.9 Cotton production began in Hebden in 1791, with the construction of a large cotton mill adjacent to the corn mill, and was a major industry for the village. During the mid nineteenth century, while the cotton mill was under the ownership of Joseph Mason, the production diversified to include worsted power loom weaving as well as mixed spinning, drawing and winding. The mill eventually ceased production in 1870, having succumbed to the fate of many rural water powered mills in competition with the steam powered machines of the industrial revolution.
- 3.10 An early primitive school was reputed to have been located on the sloping village green, housed in the village's old corn drying kiln, but this was replaced in 1874 by the present school building, with its handsome tower.
- 3.11 Green Terrace and other houses in the main street were constructed at the very end of the C19th. With its wide road width a new formal axis was created in the village although this has resulted in the masking of the medieval plan-form.
- 3.12 Some quite conspicuous development has taken place in the late 20<sup>th</sup> century in the form of small scale, new housing provision, large agricultural sheds and the creation of a substantial area of industrial development on the higher ground on the west edge of the village.

#### 4.0 **The Architectural Interest of the Village's Buildings and other Structures**

- 4.1 The village of Hebden possesses eight buildings of national importance, which are included on the statutory List of Buildings of Special Architectural or Historic Interest. These include the following houses:
  - No 7 Brook Street - of early and mid 17<sup>th</sup> century date with substantial 18<sup>th</sup> century remodelling;
  - The Green House - dated to 1674 with later alterations;
  - Chestnut House - of late 17<sup>th</sup> century date but substantially restored in 1959;
  - Saxelby House - dating from the early 19<sup>th</sup> century.

Other listed structures include:

- The Church of St Peter, designed by J P Ferron in the Gothic Revival style, and completed in 1841.
  - The barn at Town Hill Back Lane of c. mid 18<sup>th</sup> date;
  - A late 18<sup>th</sup> century garden building in the grounds of Saxelby House; and
  - The 'Old Bridge' which is dated to c1756.
- 4.2 There are a substantial number of other individual buildings, which, although not listed, make a positive contribution to the special interest of the village. In general, these buildings possess noteworthy architectural qualities in this local context. They display either attractive design or ornamentation, act as key visual landmarks,

share qualities of age and materials with adjacent listed buildings or they exhibit construction characteristics that are typical of their period of build. Most are significant because they have not been subject to unsympathetic alteration and they retain the essential characteristics of their period of construction.

- 4.3 A fine example is School House. A former door, now blocked, at the south end reveals this to have been built as an end-lobby-entry house in the late 17th century. Remodelling in the late 18<sup>th</sup> century created today's balanced frontage with its distinctive stone surrounds and good quality sand and gritstone masonry, which is squared and laid to course. The end chimneys may well pre-date this period while the sash windows are of small pane Georgian style but, having horns, these may be a later replacement. The rear elevation is less conspicuous from public views but the more random arrangement of openings here better reveals the complex historic development of the house.
- 4.4 Another good example, but from a later period, is Bellmont. Built towards the end of the 19<sup>th</sup> century this displays a similar form to School House but its ornamentation is more consistent with Victorian notions of decoration. The house has a very shallow plan. Its front faces a small garden to the south with a boundary of simple railings on a stone base. It has a symmetrical front with a central door protected by a Tuscan porch pilaster with exaggerated curvature to the shafts. Flanking ground floor windows possess reveals which continue down to the floor to contain recessed dressed stone panels below the sills while sandstone lintels sit below cornices set on brackets. First floor windows are simpler with arched soffits to the single-piece cutstone lintels and sills. Original C19th four pane sashes with horns survive in each window opening. A convex moulded eaves band supports eaves dentilation. The gable end stacks are heavily moulded ashlar. The east end is distinctly canted to take account of the angle in the adjoining road. The rear elevation has an unusual projecting bay, which incorporates a stair light with flanking narrow slit windows. The part glazed conservatory on the west end is a poor addition but otherwise the building makes a strong contribution to the built form of the village.
- 4.5 Croft House is another house with C17th origins although much altered and extended in the 19<sup>th</sup> and 20<sup>th</sup> centuries. The central bay of the house is probably the oldest part and is of considerable interest. It is built from large pieces of limestone ashlar and contains a integral door with a moulded surround and triangular headed lintel and a small window above with a semicircular head. The west end was possibly refronted in the 19<sup>th</sup> century while the east end has good quality boasted ashlar stonework and simple window details consistent with a late 19<sup>th</sup> century date for construction. The rear has a mixture of late 19<sup>th</sup> and 20<sup>th</sup> century window openings with cut stone surrounds in a fairly random pattern.
- 4.6 Manor House Farm, to the south of the village, is a much remodelled and extended house also with reputed 17<sup>th</sup> century origins. There is little obvious sign of such early fabric from external inspection other than a mullioned and transomed stair-light on the rear elevation although the moulded chimney stacks to the east part of the range may also be of that period. The south front appears to have been rebuilt with new openings in the mid 19<sup>th</sup> and is undistinguished in design terms. Chamfered mullioned windows, in a lighter, yellow sandstone, date from a recent

refurbishment of the house. The stone garage with its hipped roof is a not an unpleasant addition to the group.

- 4.7 Most other buildings in the central part of the village seem to date from the late 18<sup>th</sup> or, more commonly the 19<sup>th</sup> century. The predominant design trait from the houses and cottages built in this period is the vertically proportioned window opening with cut stone surrounds. By this period most new houses were beginning to be designed with symmetrical or balanced frontages often arranged around a centrally placed entrance door. Sometimes this arrangement was imposed on an earlier elevation or the whole front might have been demolished and rebuilt to create a more fashionable impression.
- 4.8 Seventeenth century development at Town Head and across the beck on Brook Street took place outside the planned village at the northern end, but all other houses that survive from that period are set within the medieval compartments. The medieval arrangement of the northern tofts is disrupted by the turnpike road: this disregards the traditional layout, cutting diagonally across toft number 2, and clipping the north east corner off toft number 3 (see numbered plan included from History Group book). The four northerly tofts have been altered most significantly; the earliest surviving buildings here are Phoenix Cottage; which has been rebuilt from a burned out hulk; and the listed barn at Town Hill dated to the mid 18<sup>th</sup> century. Town Head, which is located to the north of toft number 1, is an unusually large farmhouse which appears to retain early 17<sup>th</sup> century fabric, including a reset hollow-moulded window and end lobby entrance. The frontage was raised in height in the mid 18<sup>th</sup> century when new mullioned windows were added and the rear stair projection constructed. Further changes occurred in the late 18<sup>th</sup> and 19<sup>th</sup> centuries when the east extension, complete with a now blocked, ornamental pigeon loft on the east gable, were added. The sequence of chimney-stacks and arrangement of openings is a distinctive feature. Near by, an unusually large combination barn, of early 18<sup>th</sup> century date and possibly once thatched, displays two fine triangular headed doorways and an original low threshing door for the entry of hay sleds – the arch over the opposite door on the south wall was raised in the 19<sup>th</sup> century. Although unlisted, this is an exceptional example of an early threshing barn and should be considered for spot-listing.
- 4.9 Nearby Phoenix Cottage bears a seventeenth century datestone, however it is not clear whether the date refers to this building. The lintel may have been brought from elsewhere during the comprehensive alterations undertaken in the recent renovation; which included the re-siting of original features; as a result of which most of the authentic character of this building has been lost. Almost adjacent, Rosemary Cottage and barn also display early features such as a hood mould over a flat headed, moulded, end lobby entrance door which is adjacent to a possible jamb from a former mullioned window. These features however do not appear to be original to the building, and are certainly not original to that location. Other windows in the house, with flat-faced mullions result from mid 18<sup>th</sup> changes. Town Hill, a little way to the north east, is an attractive 'L' shaped range with early 18<sup>th</sup> origins but which was probably refronted towards the end of that century and further extended in the early and mid 19<sup>th</sup> century. The modern stone porch at the east end is a somewhat cumbersome design which detracts slightly. Mount Pleasant was constructed in three phases with the central, early 18<sup>th</sup> century part being the oldest.

This part has a balanced frontage with windows flanking a central door each with ashlar surrounds. A good quality attached barn of mid 18<sup>th</sup> century date has a round pitching opening and decorative stone kneelers. All of these buildings combine positively as a group and contribute considerably to the special character of this part of the village.

- 4.10 Though the compartment divisions of tofts 1 and 4 are still intact, and number 3 is nearly so, number 2, in which the Clarendon Hotel is sited, has lost its medieval character. Buildings here are generally aligned to the roads rather than the ancient holdings. The cluster of buildings situated between the large form of the Clarendon Hotel and the bridge appear to have had some sort of industrial or warehouse use, presumably due to the close access to the main road. The tall mass of Bridge House, and particularly its attached 2 and 3 storey rear wings, is a dominant focal point when passing through the village. The vertical scale and predominantly blank masonry walls of the rear parts, which are constructed from good quality late Victorian ashlar, create a cliff like edge to this area, especially when viewed from the lower ground when approaching the old bridge or from Brook Street. The frontage of Bridge House and its integral cottage is well designed with tooled rectangular block construction and doors with ashlar surrounds all facing a shallow garden with attractive stone gate piers. To the rear a pair of small, low cottages, one of which has been converted from a carhouse, help to create a narrow, triangular, enclosed courtyard. The barn opposite, although attractive when viewed from the beck, has been poorly altered on its west side and this elevation detracts from this attractive space.
- 4.11 Brook Street, on the east side of Hebden Beck, consists predominantly of a linear row of small cottages, which has developed from a single early 17<sup>th</sup> century house at its south end. Part of the latter building has recently been spot-listed to protect its special character but the remainder of the group, although lacking any significant architectural finesse and subject to a series of adverse modern alterations, nevertheless contributes positively to the special architectural and historic interest of the village.
- 4.12 The more irregular cluster of buildings at the southern end of this group is probably the more visually attractive. Heron Cottage and Trout Ghyll Cottage are possibly of two builds with the evidence of a mullioned window to the front suggesting 17<sup>th</sup> century origins for the latter cottage. The chimney position suggests a lobby entry doorway but the surround to the doorway and flat faced mullions to some of the other windows suggests a mid 18<sup>th</sup> date for these changes. Nevertheless, these architectural details, the overall form of the building together with the dominant location of the houses on the east side of the old bridge, means that this pair of buildings make a very positive contribution to the special interest of the village.
- 4.13 Scala Glen Cottage looks to be of a later date with detailing suggesting construction in the mid 19<sup>th</sup> century but the quoins hint at an earlier date for some of this fabric. The cottage behind sits in an attractive courtyard although again the present house looks to be a late 19<sup>th</sup> century remodelling, with new windows and door case, of an 18<sup>th</sup> century structure. Both make a significant contribution to the townscape in this part of the village.

- 4.14 The Manor stood to the south of toft number 8 (counted from the north), however the extant building is not of a significant age. Tofts 8, 6, and 5 are each occupied by a house that displays some seventeenth century features. On toft seven there is a listed nineteenth century building, Saxelby House. Externally no earlier detail is apparent, but it is possible that an earlier structure was demolished at the time it was built in 1813, certainly no other house occupied the croft at the time of the first edition Ordnance Survey. Where barns exist at this southern end, and there are four of them, they stand at the western end of the compartment either close to or immediately beside the back lane. None of them date from before the eighteenth century. In general, development here shows absolute respect for the layout and where new holdings have been established they are beyond the medieval village. All of the early houses south of the turnpike road face south, and a row of nineteenth century cottages on Chapel Lane have respected this precedent of orientation.
- 4.15 Hebden also possesses a small number of ‘public buildings’. These include the former school with its steep roof form surmounted by a distinctive lead covered timber tower, which has recently been refurbished. Gothic detailing to openings is a typical feature from the period of the building’s construction in the 1840’s. The Methodist Chapel mirrors the school for the steepness of its roof although here this is arranged gable on to the roadside. The walls are made of thin rusticated sandstone – a little darker in colour than the local stone – and, while there is little decoration on its side elevations save for a series of lancet windows, the east end is provided with sill and impost bands in a contrasting lighter coloured limestone and a multifoil oculus at gable level and angled buttresses. The lancet windows in this end are fitted with leaded plain stained glass. At the north end of the main street, on slightly elevated ground, the single storey form of the Ibbottsford Institute of 1903 is far more restrained. The hipped roof and overhanging eaves detail emphasises the squat nature of the structure while the gabled front porch with its triangular arched doorway and hood mould with return represents the only decoration in the building. Despite a somewhat restricted architectural vocabulary, these buildings still add a public dimension to the character and interest of the village.
- 4.16 The Clarendon Hotel is the largest traditionally built structure in the village. Erected to serve the passing trade on the increasingly busy road through the village from the mid 19<sup>th</sup> century onwards this public house and rooms is rich in Victorian detailing. Despite the complex form the range appears to be of one build. Of stone construction – rusticated on the front and tooled ashlar elsewhere – the range is provided with large vertically proportioned windows with ashlar surrounds and is dominated by the relatively steep welsh slate roof and handsome, slender, moulded chimney stacks. The hotel creates a strong and lasting impression when travelling through the village by car.
- 4.17 To the south of the village located to the east of the road is a timber built Edwardian holiday development, the CHA Guest House, which opened in 1909 and is now used as a nursery. This adds an interesting element to the historical hospitality trade in Hebden, and is a rare survival in the area.
- 4.18 The village also has a significant number of agricultural buildings. Some of these have been converted in recent years and the success of these changes, in terms of

protecting the special interest of the area, has been mixed. Of the barns still in agricultural use the large range to the north west of Manor Farm is probably the most significant architecturally. This long, low range closes off the south end of the village in visual terms and forms, with Manor House, an attractive and tight knit group of agricultural structures. Built as a combination range in the early 18<sup>th</sup> century it is constructed from roughly squared sandstone rubble laid to course and it retains its original flat headed chamfered doors and square forking holes with external board doors - later openings tend to have stone surrounds. A cartshed, entered from the south, has a taller roofline while a later outshut has been added to the south side and this now disguises what was probably the original front of the building. An early 20<sup>th</sup> century gabled barn, with ashlar surrounds and stressed quoins, but otherwise of no particular interest, is attached to the south west corner.

- 4.19 The large working barn at Saxelby Farm may well be an 18<sup>th</sup> century structure but it has been substantially altered in the late 19th century when brick arches and a circular pitching window of brick headers were inserted. The building has little obvious merit although its form is significant in helping to retain an agricultural character to this part of the village.
- 4.20 Other barns have been converted in recent years, generally in a reasonably sympathetic manner although in some cases the use of modern joinery details detract from the former agricultural character of these buildings. In addition, poor attention to the curtilage of such buildings has meant that sometimes the character of the immediate setting has been eroded. A particular unfortunate example of such changes occurs to the north of Ladycroft barn where poor choice of surfacing materials and inappropriate boundary detailing has lead to the creation of what now appears to be a private space but which is in fact a public thoroughfare.

## 5.0 **The special character and Appearance of the Village and the Significance of the Public and Private Open Spaces**

- 5.1 Although, in general, Hebden village adheres to the medieval layout of crofts and tofts, not one of the houses that date from before the last quarter of the eighteenth century survives near to primary condition; all have been altered to a significant degree. Although some are built around a seventeenth century core, in character the detail of every house adheres to a post eighteenth century style. This is effectively a nineteenth/early twentieth century village built on medieval compartments. Very few houses in the village appear to have their origins in the eighteenth century.
- 5.2 It is possible to identify three distinct areas of differing character in the built form of today's village. The most distinctive part is the large central rectangular area stretching from the B6265 to the north down to Belmont to the south. This large area is strongly influenced by the legacy of the deliberately planned mediaeval toft compartments. These rectangular compartments actually continue to the north of the 18<sup>th</sup> century turnpike road, which cuts through the village at an angle to the older settlement pattern, but today it is easier to see this northern group of buildings, together with those across the beck at Brook Street, as a separate enclave with a differing settlement structure and appearance. Finally, the more open area around

Hebden Hall Farm offers a further contrast with a tight knit group of buildings flanking the more minor lane out of the village to the south.

- 5.3 The setting of the village, on a relatively flat terrace adjacent to the steep sided valley containing Hebden Beck, in what feels like an amphitheatre of surrounding hills to the north, contributes greatly to its distinctiveness. The valley, with its verdant sides, tree covered on the fringes next to the Main Street, is perhaps the key landscape influence on the settlement and it dominates the east side of the village. It allows for a sequence of extensive views, from gaps between the trees, outwards, to the south and east. In fact, almost every point in the village offers significant views outwards towards the surrounding hills, with their distinct pattern of drystone walls and scree covered slopes. These hills, and the elevated approaches into the village, also present opportunities for views inwards to the core of the settlement. More limited views, towards the valley of the Wharfe, with the range of rounded hills above Thorpe providing a distinctive backcloth, are available from the main street and from the southern part of the village, while the back lane affords a panorama over the undulating field systems to the east. An analysis of these significant viewpoints is provided on the attached character appraisal map.
- 5.4 Hebden is also distinguished by having such a unique plan form. Development is mostly contained within a narrow rectangle of early toft compartments, separated by a number of narrow cross lanes. This creates a very distinctive pattern of building with almost all of the pre late 19<sup>th</sup> century houses and buildings being orientated in an east west axis with frontages being arranged to take advantage of the southerly aspect. This area generally has a quite open feel to it as buildings are generally set back within quite large plots which now usually act as gardens. The only exception to this in the central area is the late 19<sup>th</sup> development of Green Terrace on the main street, which continues at a right angle up the narrow street of Chapel Lane. Here, terraced rows of houses dominate and these tend to restrict more distant views and create a more enclosed feel. The narrow vista up Chapel Lane is an important one, which contributes significantly to the character of the village.
- 5.5 The area of Town Hill and Brook Street offers a contrasting settlement form. Here, without the fixed framework of the mediaeval toft divisions, the pattern of buildings appears to be more random with buildings seeming to be clustered together and tight knit, in apparent response to the terrain of the valley slopes and the passage of the east-west communication route then to any degree of formal planning. The views from the old and new bridges are of great importance in this respect and the grouping of buildings at the south end of Brook Street, with their different roof forms and angled building lines, is a particularly noteworthy part of the village. The long terrace row at the north end of Brook street bucks this trend slightly and provides an attractive complement to the line of the beck. The small beck gardens are an important element of the 'streetscene' here and it is unfortunate that some of the modern sheds and garages dilute the attractive qualities of this space. Equally significant is the more open and informal green space adjacent to Mount Pleasant. This elevated site offers views out towards Brook Street to the east although this is slightly curtailed by tree growth alongside the beck, while views to the west are restricted by the rising ground and by the high boundaries constructed to screen the more modern development in that area.

- 5.6 Also of great significance to the special interest of the village is the extremely well defined eastern boundary formed by the back lane. This respects the historic margins of the planned settlement and creates an abrupt and distinctive edge between the surrounding open countryside and the built up area. It is very significant that this settlement edge has been respected for many centuries for it is usual for most settlements tend to develop in a fairly random or haphazard way unless there are strong social or cultural reasons why this should not happen. In the case of Hebden, formal planning in the mediaeval period and subsequent patterns of land ownership or tenure may well have influenced this situation but, whatever factors brought about such circumstances, it is indicative of the fact that an early attempt at the planning of the village form has been preserved for some considerable time. This is of major significance to the special historic interest and visual importance of the village.
- 5.7 Small groups of trees in other areas also make a very strong contribution to the character and appearance of the village. Those arranged alongside the edge of the wide Main Street, which overlook the steep valley of Hebden Beck, including the groups to the south of the old school and those close to Hebden Hall Farm, are of tremendous visual importance and help to make this area one of the most attractive and memorable parts of the village. Other significant areas of tree cover include the groups to the north of the road bridges where the valley narrows and on the hillside flanking the main road as it rises up the hill to the east. Individual rows of trees alongside old field and property boundaries are also noteworthy in particular those behind Mount Pleasant and to the north of Town Head Farm. The majority of trees in the village are protected by individual and group Tree Preservation Orders (TPO). The attached Landscape Features Analysis map indicates where these TPO's are situated.
- 5.8 There are some areas of relatively intrusive development, which have a more adverse affect on the traditional character of the village. These are chiefly associated with the large-scale, light industrial land use at the north west corner of the village. Although mostly screened from view from the majority of angles by a mixture of hard and soft boundary materials, these buildings are of a scale, design and construction technology that is out of keeping with the rest of the village. Large areas of open tarmac are also visible and these do not relate well to the setting of the village. This area creates valuable employment opportunities but it must be said that it is detrimental to the special architectural and visual interest of the village as a whole. However, the site has been much improved during the lifetime of the current businesses with the use of natural materials and traditional building techniques, such as drystone walls, to provide screening. Every effort should be made to continue to find ways to further enhance the appearance of the site, alongside continuing to encourage the existing and future use of this area for employment.
- 5.9 There is considerable clutter and general untidiness adjacent to a number of the working farm buildings. While this could be rationalised and/or screened to reduce the impact, feedback from the consultation process indicates a general acceptance that this as a consequence of the continuing agricultural life of the village which it was desirable to maintain.

## **6.0 Conclusions**

- 6.1 The special character of Hebden is defined by a historic settlement pattern of great significance together with a collection of important listed buildings and a group of unlisted buildings which, although essentially vernacular and humble in architectural terms, combine well together to create a harmonious and generally high quality environment of buildings, open spaces and tree cover. In addition, the setting is very distinctive with the natural topography of surrounding hills and adjacent steep sided valley combining with a man made agricultural landscape of some age and significance in its own right.
- 6.2 Given the above factors it is considered that Hebden is special in terms of its architectural and historic interest and that the character and appearance of the village is worthy of protection. It is therefore considered that it would be appropriate to designate the village of Hebden and its surroundings as a conservation area.



## The Implications of Conservation Area Designation

The principal effects of the designation of a conservation area are as follows:

- i) The Local Planning Authority is under a general duty to ensure the preservation and enhancement of conservation areas and has a particular duty to prepare proposals to that end;
- ii) Extra publicity is given to planning applications affecting conservation areas and the Planning Authority must take into account the desirability of preserving and enhancing the character of an area when determining such applications;
- iii) Conservation Area Consent is required for the demolition of most unlisted buildings in the area;
- iv) Notice must be given to the Local Authority before works are carried out to any tree in the area;
- v) The display of advertisements can be somewhat more restricted than elsewhere;
- vi) Limited financial assistance can be made available for the upkeep of buildings in the area;
- vii) The Local Planning Authority may be able to take steps to ensure that a building in a Conservation Area is kept in good repair;
- viii) The details as to the limit of those works that may be carried out without planning permission are slightly different in conservation areas. These permitted development activities include the use of various types of wall cladding, the insertion of dormer windows; the installation of satellite dishes on walls and roofs facing a highway; the installation of radio masts or antennae; and the size of residential or industrial extensions. However, in a National Park Authority such activities are already curtailed and thus Conservation Area status imposes no significant further restrictions.

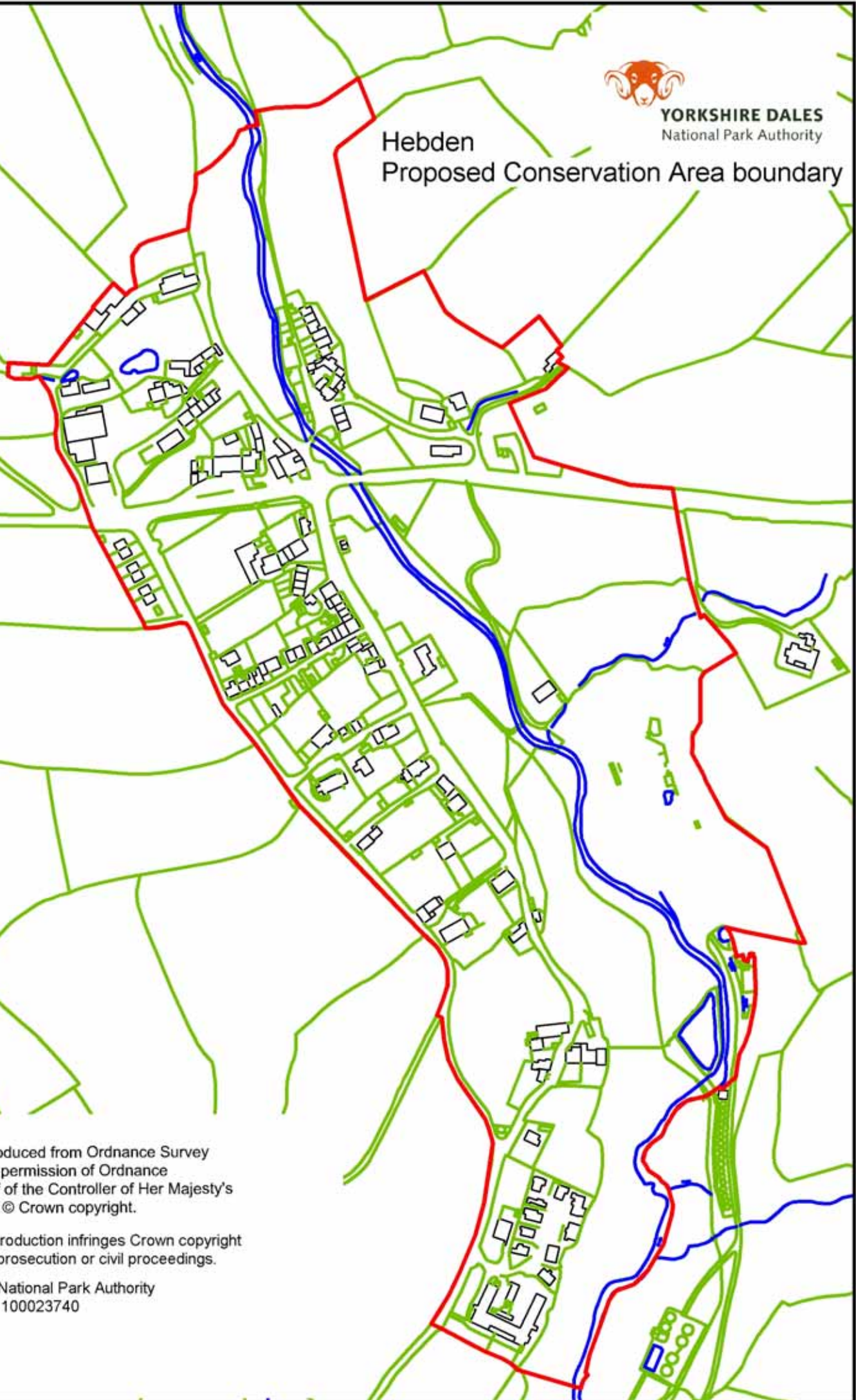
In addition, as part of its proposals to conserve and enhance the area, it is possible to provide further safeguards for the protection of an area by making directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995. Article 4 Directions control certain permitted development rights, which, if left unchecked, might threaten the special qualities of an area. An Article 4 direction could provide control over works to: roofs, porches, chimney stacks, windows, doors and architectural features.

If any need for such a Direction arises in a particular village, this would only be implemented following further discussion with the relevant community.



**YORKSHIRE DALES**  
National Park Authority

## Hebden Proposed Conservation Area boundary



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