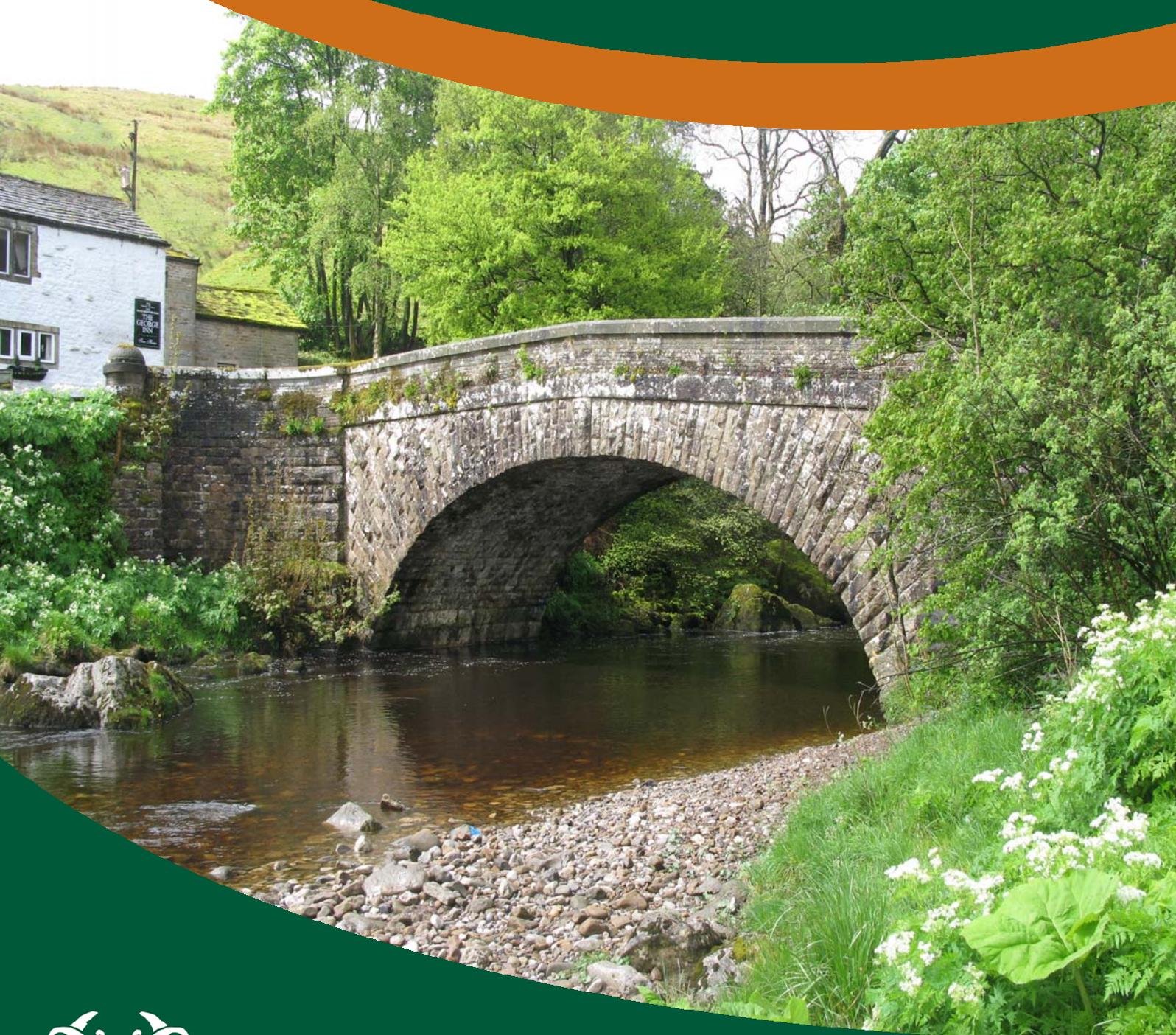


Conservation Area Appraisals in the Yorkshire Dales National Park Hubberholme



YORKSHIRE DALES
National Park Authority

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Introduction

What is a Conservation Area?

Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as:

*“an area of **special architectural or historic interest**, the character or appearance of which it is desirable to preserve or enhance”*

It is the duty of the Authority to designate such areas, ideally with input from the local community. These designations should never be undertaken solely in response of local pressure or to secure the future of a particular building, but only if an area is of sufficient special interest.

Purpose of Review

As the local planning authority, the Yorkshire Dales National Park Authority has a statutory duty to consider whether any parts of the National Park are worthy of Conservation Area status, and to keep that consideration under review. Ideally, existing appraisals should be reviewed every five years. This does not mean starting again from the beginning, especially where there has been little significant change in the area concerned and the existing appraisal is sound.

However some of the YDNPA conservation areas were designated prior to 1990, when there was no statutory requirement for an in-depth appraisal of the character of the area. In some cases, therefore, the existing appraisal may not be considered as sound by current standards. Therefore the opportunity has been taken to update and/or expand the existing appraisals where considered appropriate so that they accord with the current guidance from English Heritage. This has the added advantage of producing more robust and consistent documents that can be of greater influence in the planning process.

The original appraisal for Hubberholme Conservation Area was prepared in January 1969 by the West Riding County Authority, as a designation statement. During 1991 a further short analysis of the village was commissioned by the Authority, this was carried out by Mike Lamb as part of a Park wide village survey. Both of these appraisals fall short of the current guidance on content and layout.

These appraisals have been combined and reviewed during 2009 and 2010, and a number of changes proposed to the text to reflect the outcome of the review.

Unfortunately, no photographs of the conservation area have been identified from the period of the original designation and appraisal. Therefore, as part of the current review, a full photographic survey of the conservation area has been carried out.

The Appraisal

A new appraisal document has been produced in accordance with current guidelines from English Heritage and is attached as an Appendix to this document.

Community Involvement

Past Community Involvement

It is unclear from our records whether there was any community involvement at the time of designation in 1969.

Community Involvement in the Review

There is no statutory requirement to consult the local community when carrying out a review of a conservation area. However, the Yorkshire Dales National Park Authority has taken the decision that a substantial local consultation should take place wherever designation may be altered.

A copy of the draft appraisal was sent to all residents and known landholders within the immediate vicinity of the Hubberholme Conservation Area, to enable the community to view the draft findings of the review and to discuss a potential boundary change. Although no written representations regarding the character appraisal and proposed boundary changes have been received, a number of positive verbal comments regarding the review have been made and background information supplied which has been used in revising the appraisal.

The Parish Council was informed at the start of the review process and invited to suggest consultees, etc. and formally consulted in December 2009, when a draft copy of the review document was forwarded to them. A formal response has been received from the parish council, stating that the parish councillors were pleased with the proposals of this appraisal. Craven District Council have likewise been formally consulted, but to date no response has been received.

Boundary Recommendations

Boundary Changes

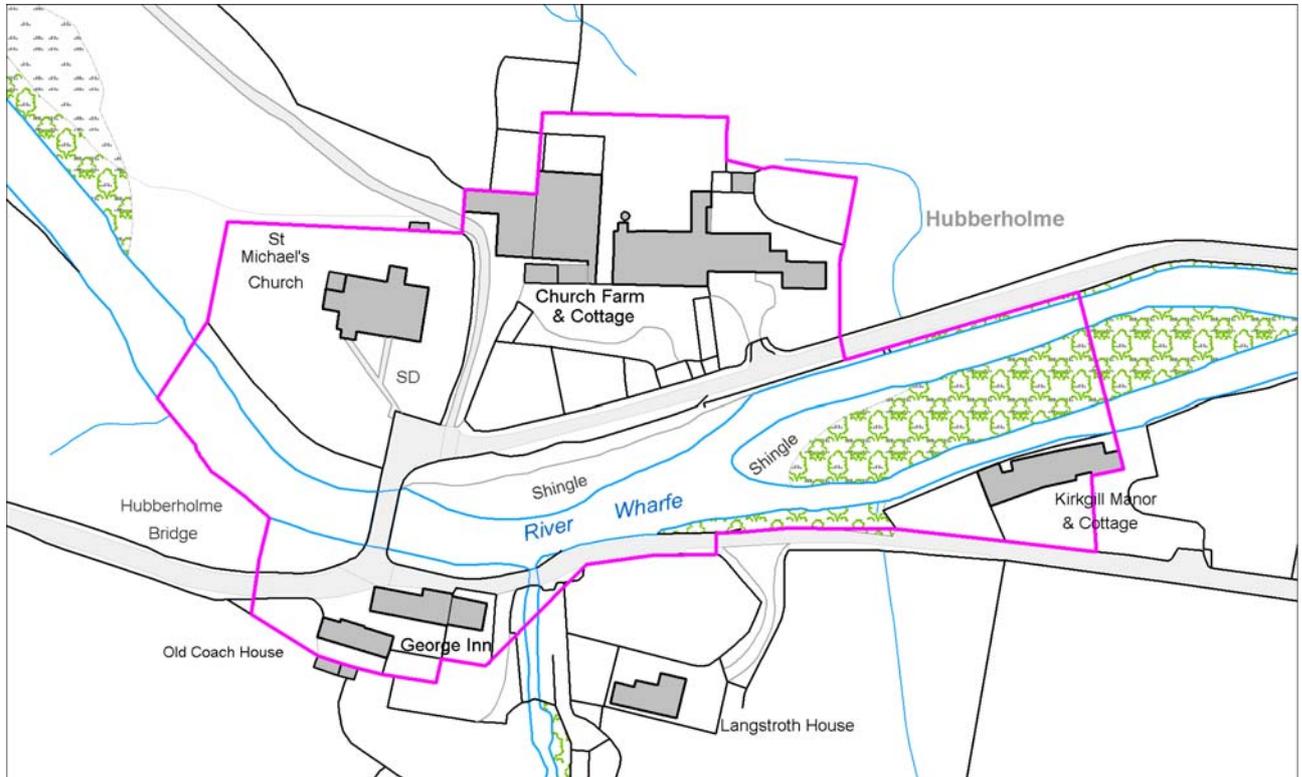
A re-assessment of the current boundary and of the areas located within and without the current designated boundary has come to the following conclusions:

- No area currently located within the boundary has been found to have lost its merit or to have been harmed by development, to such a degree that the conservation area, or any part there in, has lost the architectural or historic merit that warranted its inclusion at the time of designation.
- It is felt that the original conservation area boundary was drawn too tightly around the village centre, missing several areas that have a positive impact upon the character of the conservation area. It is suggested that the boundary of the conservation area be enlarged slightly to accommodate this. This is illustrated in the accompanying map. (See appendix)
- No changes in legislation or guidance have occurred that have redefined what would or would not have architectural or historic merit since the designation of the conservation area.

Appendix

HUBBERHOLME CONSERVATION AREA APPRAISAL

1. Location and context



Map 1: The Current Conservation Area Boundary

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Hubberholme is a small settlement located at the head of the Wharfedale valley, at the narrow entrance to the valley of Langstrothdale. It is located within the parish of Buckden, approximately 2km to the north-west of Buckden village. It is quite a secluded settlement within a largely agricultural area, though tourism has a growing importance. The settlement site is set within steeply wooded fellsides, and is largely constrained to the narrow valley bottom.

2. General character and form

Hubberholme's physical character is very much derived from its historical function as a crossing point of the river Wharfe. The river has served to focus development of the village to a linear form on both banks of the crossing point. The special character of Hubberholme is in a unique combination of man made and natural features with strong historical associations.

3. The landscape setting

Whilst the village is surrounded by agricultural land, the narrowness of the valley bottom and the steepness of the valley sides serve to focus attention on the river. The wooded nature of the valley sides and the valley's winding nature generally prevent distant views up and down the valley bottom, and so the dominating views from the settlement are of the steep valley sides and the various gills that drain the higher ground to both sides of the village.

4. Origins and historic development

The river and its crossing point have been a major factor in determining the development of the settlement throughout its history. Hubberholme Bridge was, until the 19th century, a key crossing point of the river Wharfe, on an important cross-Pennine routeway. The church dedicated to St. Michael and All Angels was originally constructed as a forest chapel, when the area around Hubberholme was reserved as a hunting estate. As the woodland around the village was progressively cleared for agricultural land, several farmhouses were constructed in the village, with those present in the village today dating from the 17th century. These buildings reflect the change in function of the village after the medieval period, to its modern agricultural nature.

5. The archaeological significance

Bronze Age and Iron Age remains have been found on the moorland nearby which indicates early prehistoric settlement within the area. The name Hubberholme has Norse-Anglian origins, and is thought to derive from 'Hubba's Home' which is perhaps a reference to an inhabitant of the area. Whilst no pre-medieval remains have been located within the conservation area, this may reflect the lack of detailed survey undertaken in the vicinity, rather than any lack of archaeological evidence. The principle archaeological interest within the conservation area remains the medieval church and the later agricultural settlement that grew up around the bridge. The church of St. Michael and All Angels, dating to the Norman period, is the earliest visible feature.

6. The character and relationship of spaces within the area

Straddling the River Wharfe and nestling within steep fellsides, Hubberholme is characterised by its intimate landscape setting. The main landscape focus of the village is the river, with its historic bridge. The buildings that grew up around this crossing point are all situated close to the riverbanks, and so the amount of open space found within the village is very limited. The village is surrounded by and incorporates large areas of woodland, which serve to strengthen the enclosed nature of the conservation area, and are an attractive backdrop to the cultural aspects of the village. They serve to provide a sense of cohesion between the agricultural buildings and residences, the prominent bridge, and the earlier building style of the church. It is the richness of attractive features, both natural and cultural, and the setting of the village in general that gives Hubberholme its particularly picturesque qualities.

7. Key views and vistas

From within the heart of the conservation area, the views and vista are limited in their range by the steep topography of the valley sides and the more wooded nature of the valley bottom here. The main focus of attention within the village therefore remains the river and bridge, with the closely associated church. Very fine views of the various gills and tributary streams that flow down the valley sides can be observed as one passes through the village. Arguably though, the finest views are obtained by climbing the fellsides and looking back into the village; from here one can appreciate the interrelationship of the natural and cultural aspects of the whole conservation area.

8. Activities and prevailing uses and their influence on the plan form and the buildings.

The settlement relied heavily in the past on its original use as a crossing point of the River Wharfe. The bridge was the dominating influence on the village layout, with the core of the settlement never moving significantly away from the riverbanks either side of the bridge. The change in function of the village from medieval hunting estate to post medieval enclosed land will necessarily have altered the character of the village, though the area still retains much of its original character. The valley is still remarkably wooded and retains its sense of compact isolation.

9. The architectural and historic qualities of the buildings, and the contribution they make to the special interest of the area

The village presents a remarkable synthesis of several building styles, each complimenting the other. This ranges from the 12th century limestone rubble constructed church, the 18th century whitewashed limestone inn, and the 20th century farmhouse of Langstroth House, built in a sympathetic style to its considerably older neighbours. The dominating building within the conservation area however remains the Grade II listed bridge. The current structure here is a rebuild of earlier derelict structures, and its present size reflects the level of traffic passing through Hubberholme in the 19th century. Constructed of gritstone, it is built of a single arch with radiating voussoirs and projecting parapet coping. The bridge would have been used quite heavily, as it carried traffic on one of the major trans-Pennine roads, between Lancaster and Newcastle upon Tyne.

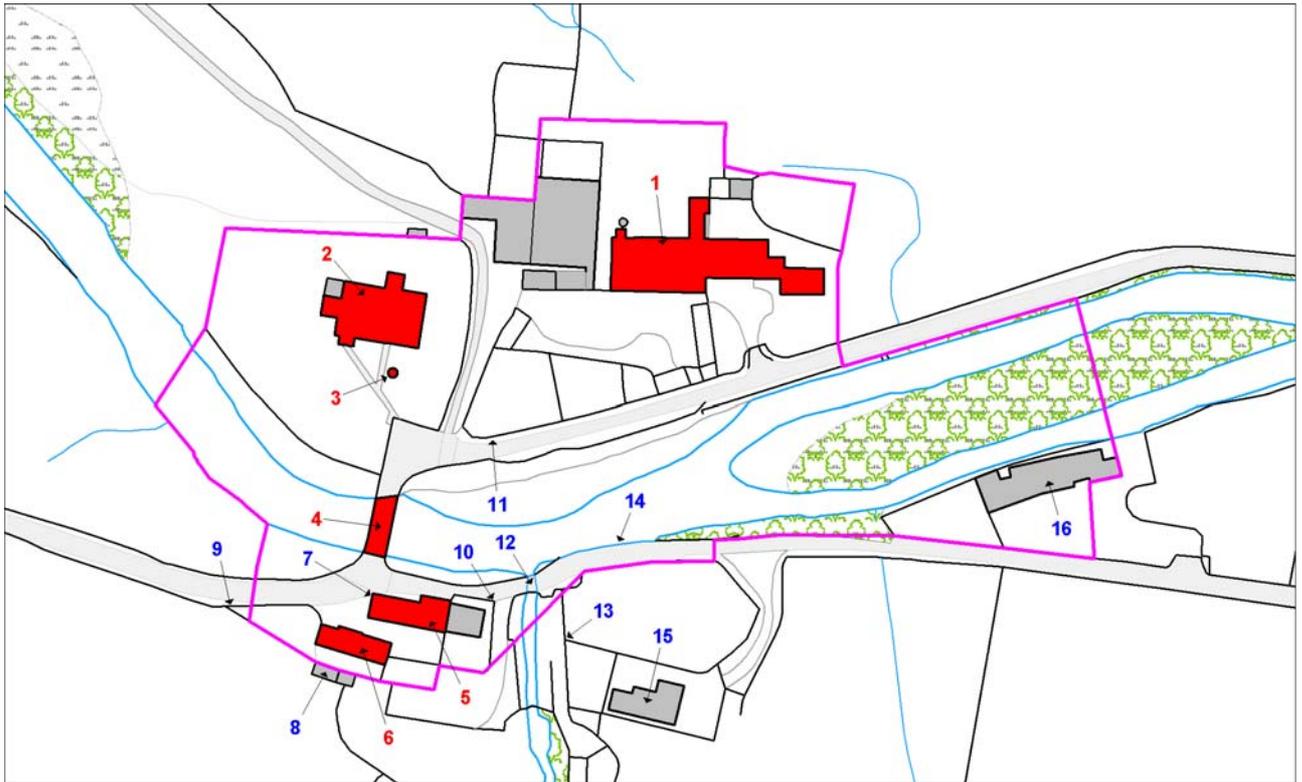
The George Inn, built of coursed limestone rubble and then whitewashed, provided several functions within the village; it would have served as accommodation for weary travellers passing on the road, and was also noted as being the venue for agricultural auctions.

The various farmhouses within the village are built in similar architectural style, despite the range in the dates of their construction. They represent the practical needs of the local farming community and contribute enormously to the historical interest of the Conservation Area. They also demonstrate the continuity of the historical usage of the landscape as an agricultural area, particularly visible around Church Farmhouse.

The church arguably represents the most historically interesting part of the Conservation Area. Built in the Norman period of limestone rubble, it incorporates many ornamental features; of particularly noteworthy mention is the oak rood loft, dating from 1558, and a very rare survival of the Elizabethan edicts against such ornamentation. The church is also the resting place of the ashes of the writer and playwright J.B. Priestley.

Local distinctiveness of the Conservation Area is further enhanced by many smaller features. These include the smaller tributary stream bridge, the Grade II listed sundial found in the church graveyard, and the historic West Riding bridge liability markers – small cast iron posts, showing where responsibility for maintaining the bridge and its carriageway began and ended. There is also a rare type of flap opening post box, located on the western gable of the George Inn. While it may be that some of the individual buildings are not architecturally outstanding in their own right, it is the cumulative impact of all these functional and domestic, purpose built structures that holds the special interest.

10. Key buildings or structures



Map 2: Key Structures within the Conservation Area, both *listed* and *unlisted*.
(Image derived from Ordnance Survey mapping © Crown copyright. All rights reserved, 100023740, 2010)

There are 6 listed buildings in the Hubberholme Conservation Area. The listing name may cover several structures and should not therefore be relied upon to refer only to the main building. It should be noted that other related structures such as boundary walls, outbuildings, enclosures, garden features, gates, etc. may also be protected by the listing. It is always advisable to contact the National Park Authority for advice when planning to undertake any work to a listed building or to any structures near a listed building.

1. Church Farmhouse	Grade II
2. Church of St. Michael & All Angels	Grade II*
3. Sundial south of the Church chancel	Grade II
4. Hubberholme Bridge	Grade II
5. The George Inn	Grade II
6. Outbuilding south-west of the George Inn	Grade II

There are also several other unlisted structures in the conservation area, each of which adds greatly to the character of the village.

- 7. A post box of rare design,
- 8. The traditionally built building known locally as the 'Peacock House'
- 9, 10 & 11. Cast iron bridge liability markers.
- 12. The smaller bridge spanning the tributary stream, of likely 18th century date.
- 13. A small traditional farm building in the grounds of Langstroth House, of likely 19th century date.
- 14. A stone revetment wall of likely 19th century.
- 15. Langstroth House – a large, two storey 20th century house, built in keeping with the character of the other buildings within the village.
- 16. Kirkgill Manor and Cottage – a large, two storey 19th century farmhouse

11. Prevalent and traditional buildings materials, textures colours and detailing

The prevalent traditional building materials are gritstone and limestone, both locally sourced, and used as either rubble and dressed stone. Roofs are of sandstone, locally referred to as slate. Walls of buildings consist of a double skin of stone with a rubble filled core. Most of the buildings within the conservation area have a utilitarian appearance, apart from the medieval church which is unique in being rather ornamental. All the buildings have quoin stones, with the farmhouses and inn having plain stone window surrounds. Where present, chimneys are of traditional stone with a single over-sailing course. Decorative features, such as kneeler stones and gable coping are absent throughout the village, apart from the more ornamental church. Windows within the village are mainly of timber in traditional sash or casement style. Drystone walls also contribute to large areas of the Conservation Area, particularly on the fringes, where the land use changes to agricultural enclosures.

12. The contributions made by green spaces, trees, hedges, and other natural or cultivated elements of the character of the area

There are two main biodiversity features which contribute to the character of the Hubberholme Conservation Area; these are the River Wharfe and its tributary stream, and the areas of mixed woodland both on the valley sides and throughout the village. Rivers and streams are a UK Biodiversity Action Plan (BAP) priority habitat. The river flows through the heart of the village and is a major focus of attention; even when not visible, it is clearly audible from all parts of the conservation area. The river also provides the major area of open space found in the conservation area. Large areas of woodland are visible from all parts of the Conservation Area, both on the valley sides and in the village centre – particularly on a small island in the middle of the river. This is in marked contrast to the majority of the land within the Yorkshire Dales National Park, where woodland is a scarce resource. The woodland is therefore an important habitat, and dramatically adds to the village's character of compactness and seclusion.

13. The extent of loss, intrusion or damage

Very few areas of Hubberholme can be said to have a negative impact on the character of the village. There are, however, two main detrimental features visible in the conservation area, namely the poor state of the riverbank railings, and the intrusion of overhead wiring throughout the village. The riverside railings are in a bad state of repair, with many sections having collapsed. Previous attempts to repair and rebuild sections have led to a patchwork of differing styles and the use of inappropriate concrete spars. Replacing the railings on both riverbanks, in a style that does not detract from the conservation area, would be highly desirable. The presence of a significant amount of overhead cabling is a highly visible intrusion on the character of the settlement, particularly in the winter months, when the lack of leaf cover makes the wiring's presence even more intrusive. Undergrounding these various cables wherever possible would also have a highly desirable impact upon the character of the conservation area.

14. The existence of neutral areas

The more modern farm buildings to the west of Church Farmhouse do not have a positive impact upon the character of the village, though as they reflect a continuity of usage of the agricultural landscape around the village, it could be argued that they do not intrude upon the character of the conservation area.

15. General condition

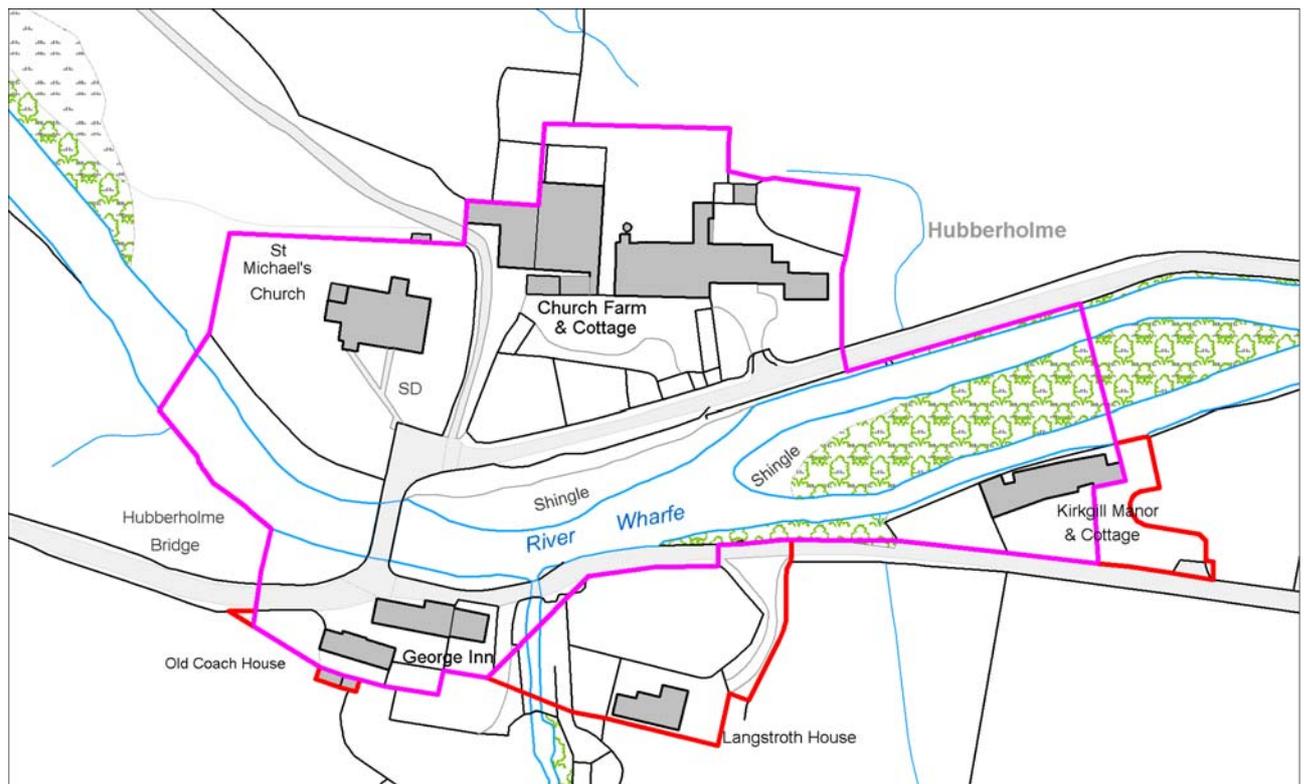
The conservation area is generally in excellent condition, with the major buildings occupied and clearly well maintained by the residents. Maintaining the street furniture of the village to the same standard would have a positive impact upon the character of the village. This would involve several small scale improvements that could be made, such as:

- Clearing the riverside benches of vegetation to allow their full use.
- Cutting back the tree growth around the Grade II listed Sundial, to improve its visibility and prevent future damage to the monument.
- Replacing the dilapidated riverbank railings on both sides of the river, with one consistent style, in keeping with the character of the conservation area.

16. Problems, pressures and capacity for change

The major pressure within the Hubberholme Conservation Area arises from the levels of tourism the village receives. Whilst this generates a significant income for the local economy, the number of visitors and the often detrimental impact this can have is a threat to the character of the conservation area. As with many Yorkshire Dales villages' car parking is an issue here, with the picturesque riverbank area being occupied by cars even on quite poor weather days. This has two principal effects, one being the detrimental effect on the visual aesthetic of the village and the impact on its character of seclusion, and the second being the physical deterioration of the riverbank area. The current extent and hard surfacing of the informal parking on the north side of the River Wharfe however does help provide a natural limit to parking while also maintaining some rural character. This problem is not easily solved as the creation of formal car parking within the village could act only to increase the level of tourism in the village, thus further impacting upon its character. Parking pressure should be monitored.

17. Suggested boundary changes



Map 3: *Current and Proposed (2010) Conservation Area Boundaries*

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Re-assessment of the current boundary and of the areas located within and without the current designated boundary has come to the following conclusions:

- No area currently located within the boundary has been found to have lost its merit or to have been harmed by development, to such a degree that the conservation area, or any part there in, has lost the architectural or historic merit that warranted its inclusion at the time of designation.
- The original conservation area boundary was drawn tightly around the village centre. It excludes several small areas that have a positive impact upon the character of the conservation area. It is suggested that the boundary of the conservation area be enlarged slightly to reflect this. This is illustrated in the accompanying map (Please see Map A for suggested boundary changes to the Conservation Area). These changes would also more accurately reflect the current property boundaries of Kirkgill Manor and the George Inn. It is also suggested that the grounds of Langstroth House could be included in the Conservation Area; whilst this is a modern property, it is felt that it does add significantly to the character of the village, being particularly visible as one enters the village.
- No changes in legislation or guidance have occurred that have redefined what would or would not have architectural or historic merit since the designation of the conservation area.

18. Summary of Issues

- Change the current conservation area boundary to more accurately define the character of the village.
- Replace the railings on both sides of river in a consistent style, in keeping with the character of the village.
- Cut back the vegetation around the sundial to improve its visibility and prevent damage
- Tidy up overgrown benches to allow the full appreciation of the riverbank.
- Wherever possible, ensure the undergrounding of power cables and telephone wires, to reduce the impact of these highly visible intrusions.
- Monitor Car Parking Pressure

Most of these issues have the potential to be quite easily resolved, with their resolution greatly benefiting and enhancing the character and appearance of the Conservation Area.



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