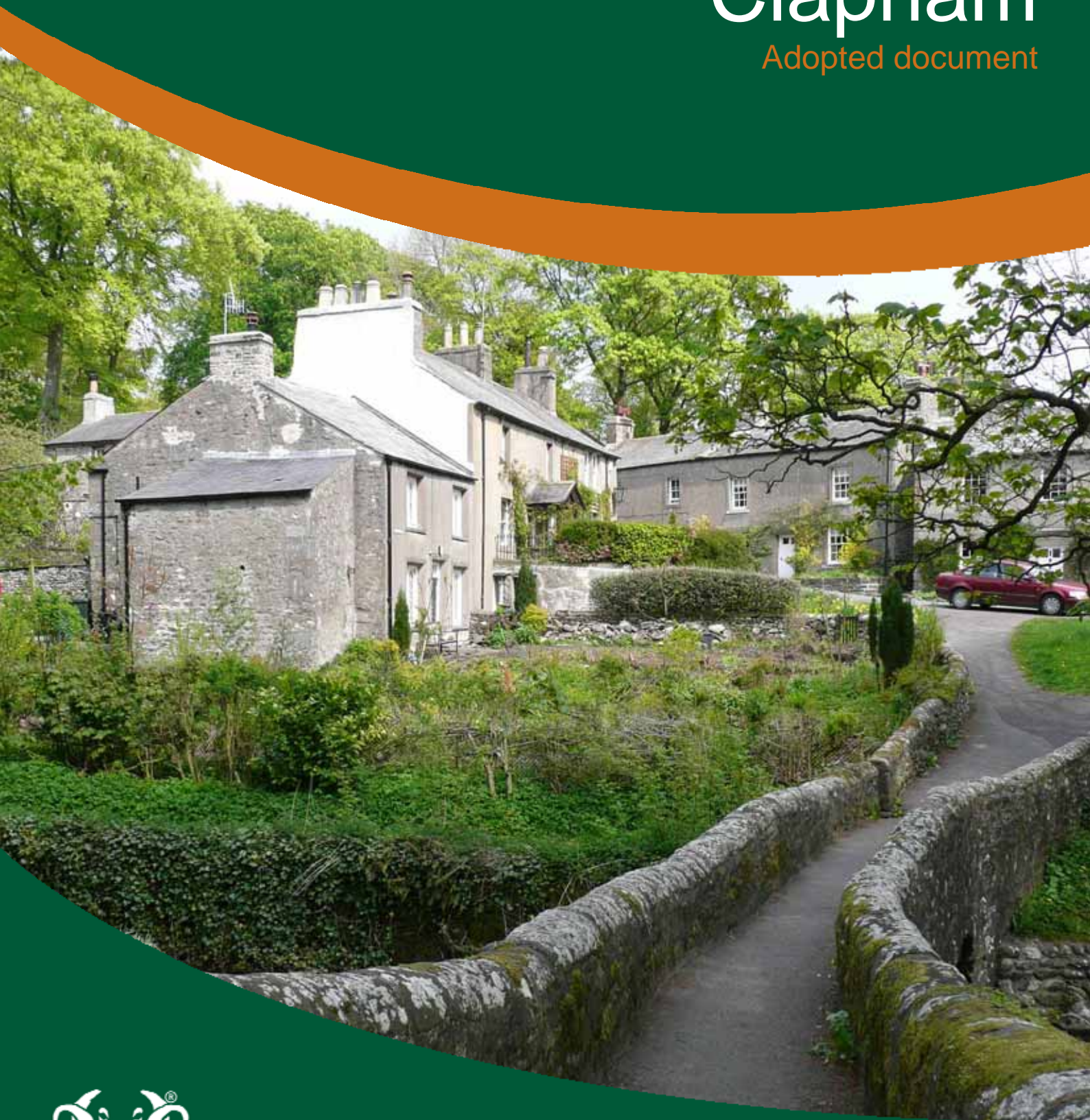


Conservation Area Appraisals
in the Yorkshire Dales National Park

Clapham

Adopted document



YORKSHIRE DALES
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PART I

1.0 Introduction

¹ DCLG et al. (2010) PPS5: Historic Environment Planning Practice Guide, paragraphs 5, 6 & 8.

² English Heritage (2006) *Guidance on the management of conservation areas*, paragraph 3.5.

The **historic environment** provides a tangible link with our past and contributes to our sense of national, local and community identity. It also provides the character and distinctiveness that is so important to a positive sense of place. [...] The historic environment is a **unique, fragile** and **non-renewable** resource which contributes to the economy, society and daily life. Once lost, it cannot be replaced ¹.

This document provides the first comprehensive appraisal of the Clapham Conservation Area, although a brief report on the conservation area was written by Michael Lamb as part of *An Appraisal of Settlements in the Yorkshire Dales National Park* in 1991. Most of the Conservation Area lies within the Yorkshire Dales National Park but 8.97% of the conservation area is outside the National Park and thus the responsibility of Craven District Council.

Although the appraisal tries to cover the main aspects of the designated area, it cannot be completely comprehensive; omission of particular buildings, features or spaces should not be taken to imply that they are of no interest ².

Throughout the text, the Yorkshire Dales National Park Authority will be referred to as 'we', or 'the Authority'.

1.1 The Area

Clapham was given conservation area status on 21 June 1978. It is now one of thirty-seven such designations within the Yorkshire Dales National Park. An area of 9.55 hectares – of which 0.9501 hectares lie outside the National Park – encompasses most of the village and some of its immediate surroundings to the north. The overall character of the place is both linear in terms of its historical development and rural due to its vernacular architecture and natural landscape setting (**see front cover**). Clapham is a very pleasant and attractive conservation area and generally in good condition (**see 4.4.g**).

1.2 The Appraisal

Purpose. Every conservation area has a distinctive character which has been shaped over time by its natural and man-made surroundings. This appraisal is an opportunity to re-assess the Clapham Conservation Area, to evaluate and record its special interest (**see 3.0-4.0**). It will set out how the place has evolved, draw out the key elements of its character and quality as it is now, and define what is positive and negative, and opportunities for beneficial change. However, neither the designation nor appraisal should be seen as an end in itself, but as a step towards the preservation and enhancement of Clapham's character and appearance, providing a basis for making sustainable decisions about its future. Conservation areas can be susceptible to incremental and dramatic change due to neglect caused by economic decline, as well as over-investment and pressure for development. Hence the appraisal aims to counteract threats which would alter what made the area attractive and unique in the first place, and to help promote positive change.

The appraisal provides information about the Clapham Conservation Area for residents, the wider public and other stakeholders. However, it is always advisable to contact the local planning authority before undertaking any work on listed buildings or structures within the vicinity of designated heritage assets.

Scope. This document is divided into two parts: The core of Part I assesses the special interest of the Clapham Conservation Area, while Part II contains draft management proposals.

The appraisal was mainly created through use of primary sources like historical maps and aerial photographs from the Authority's Historic Environment Record as well as secondary sources and input from the local community. Literature and websites which may be of further interest are listed at the back (see 9.1). In addition, site visits to analyse the current physical evidence and condition of the conservation area were undertaken during May and June 2010.

A draft version of this document was available for public consultation from 21 June to 15 August 2010 (see 5.0). The comments received during that period were reviewed by the Authority before proposed changes were put forward to the Members for approval at the Authority's meeting on 25 January 2011. The Clapham Conservation Area Appraisal was finally adopted on 25 January 2011.

1.3 Summary

The Clapham Conservation Area at One Glance:		
Date of designation:	21 June 1978	see 1.1
Date of last review:	none	see 1.0
Location:	grid ref. SD 745 694 (North Yorkshire)	see 4.1.a
Current size:	9.55ha: 8.5999ha in YDNP, 0.9501ha in Craven	see 1.1
Current boundary:	see map	see 9.4
Changes to boundary:	proposed	see 6.0

General character:	rural & vernacular	see 4.1.b
Special interest:	<ol style="list-style-type: none"> 1. historical pattern of settlement 2. beautiful landscape setting 3. variety of well-related spaces 4. working farms in the centre of village 5. shallow front gardens & strips of vegetation on road edges 6. dominance of pre-twentieth-century buildings demonstrating a range of vernacular styles, mainly constructed from limestone 7. survival of large percentage of traditional windows 	see 4.1.b see 4.1.c, 4.3.b, 4.4.f see 4.3 see 4.4.b see 4.4.e see 4.4.c, 4.4.d, see 4.4.e
General condition:	good	see 4.4.g
Scheduled monuments:	1 (in YDNP)	see 4.2.b
Listed buildings:	18: 16 in YDNP, 2 in Craven	see 4.4.c
Listed buildings at Risk:	none	see 4.4.d
Negative factors:	<ol style="list-style-type: none"> 1. road surfaces 2. building maintenance & alterations 3. clutter & other visual detractors 	see 4.4.g
Potential threats:	<ol style="list-style-type: none"> 1. uPVC windows 2. future development 	see 4.4.h

2.0 Planning Policy Framework

The YDNP Authority's policies for conservation areas, along with other related policies concerning development and the use of land, are set out in the Yorkshire Dales Local Plan 2006; the policies contained within chapter 10 – built heritage and the historic environment – are particularly relevant. This plan is in compliance with the Yorkshire and Humber Plan, as well as national legislation, policy and guidance which include *Planning Policy Statement 5: Planning for the Historic Environment* and *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. Further policies may be found in *Planning Policy Statement 7: Sustainable Development in Rural Areas*. All national legislation, policy and guidance are material to individual planning and heritage consent decisions.

Policies specific to listed buildings or conservation areas in the Craven District Local Plan (1999) were not saved as because they either repeated or were superseded by national planning policies.

2.1 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*

¹ Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(1)(b).

² English Heritage (2006) *Guidance on the management of conservation areas*, paragraph 3.14.

³ *ibid*, paragraphs 3.15 & 3.16.

⁴ Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(2).

⁵ English Heritage (2006) *Guidance on conservation area appraisals & Guidance on the management of conservation areas*.

⁶ Planning (Listed Buildings and Conservation Areas) Act 1990, section 71.

⁷ *ibid*, section 72.

Designation. It is the duty of the local planning authority to designate such areas ¹, preferably with input from the local community. Yet this should never be undertaken solely in response to local pressure, to provide an additional control to actual or perceived threats to the character of an area or to secure the future of a particular building, but only if an area is of sufficient special interest ². The quality and interest of the overall built historic environment rather than of individual buildings should be the prime consideration. Whilst the *immediate setting of the area also needs to be considered carefully and within reason, included in the boundary*, ... *conservation area designation is not generally an appropriate means of protecting the wider landscape* ³.

Review. It is also the duty of the local planning authority to regularly review its conservation areas and, where appropriate, designate new parts ⁴. Likewise, if the original interest is so eroded by subsequent changes that it is no longer special, boundary revisions or cancellation should be considered.

Clapham, like most of the conservation areas within the Yorkshire Dales National Park, was designated prior to 1990 when there was no statutory requirement for an in-depth character appraisal. Therefore the existing designation may not be considered as sound by current standards. The opportunity has consequently been taken to review the area in accordance with current guidance from English Heritage ⁵. This has the additional advantage of producing a more robust and consistent document that can be of greater influence in the planning process.

Performance. Further duties of the local planning authority comprise, in consultation with the public, formulating and publishing proposals for the preservation and enhancement of the conservation areas ⁶. It will also seriously consider the desirability of preserving or enhancing their character or appearance when exercising planning powers ⁷. National Park family indicators provide a tool to monitor the National Park Authority's performance regarding these functions.

Implications. Conservation area designation may result in resource implications for owners, developers and residents because of the increased statutory controls and particular requirements for the repair and alteration of existing, or the construction of new, buildings. However, designation also brings considerable benefits which are outlined below.

2.2 Benefits of Designation

Conservation area status offers advantages to both the public and the local planning authority.

The public. Conservation areas can enhance economic well-being and quality of life, as well as offer a certain amount of continuity and stability in a rapidly changing world. At the same time, conservation-led change can make a positive contribution enabling communities to regenerate. When considering investment, appraisals should guide the form and content of development, enhancement of the public realm, traffic management and outdoor advertisement. This value of an area is beneficial to both owners and developers, and estate agents are likely to put increasing emphasis on such a location when advertising properties.

Conservation area appraisals are educational and informative documents about our cultural inheritance that aim to raise public awareness and support, and upon which the prosperity of an area is sustained. They are necessary if funding is sought for grant-aid, offering financial assistance for owners to encourage repairs and preventative maintenance.

The local planning authority. Designation helps us to manage change by applying robust conservation policies to an area.

Decision-making – In exercising any planning functions affecting land or buildings within a conservation area, the local planning authority has a general duty⁸ to pay *special attention* to the *desirability of preserving or enhancing the character and appearance of that area*. Planning functions include both the formulation of planning policies and the determination of planning applications. In order to be able to assess the impact of a planning policy or application upon a conservation area, the local planning authority needs to understand what the special architectural or historic interest of that area is. Conservation area designations and their character appraisals help to do this and therefore inform decisions about the impact that a planning policy or proposal will have.

Although conservation area designations and character appraisals help to inform planning decisions, they alone do not determine whether development will or will not be acceptable. The impact of development upon the special architectural and historic interest of a conservation area needs to be weighed against other planning considerations in reaching a decision. In the National Park the 2006 Local Plan currently forms the basis for most planning decisions and its policies allow a variety of development types within conservation areas. The Local Plan policies will be gradually replaced in coming years by the Local Development Framework, starting with a review of housing policy.

Planning control – Designation automatically brings additional safeguards, such as the need for consent when demolishing unlisted buildings and walls⁹ or lopping and felling trees¹⁰. Within the National Park conservation area status only has a very limited effect on ‘permitted development’ (those minor works that do not require planning permission). This is because the National Park designation already restricts permitted development rights¹¹.

Article 4 of the same order enables local planning authorities to further withdraw permitted development rights. This would be justified *where there is firm evidence to suggest that permitted development which could damage the character or appearance of a conservation area is taking*

⁸ Planning (Listed Buildings and Conservation Areas) Act 1990, section 72. This duty also applies to the Planning Inspectorate when determining planning appeals or conducting examinations into the soundness of development plans.

⁹ Planning (Listed Buildings and Conservation Areas) Act 1990, section 74(1).

¹⁰ Town and Country Planning Act 1990, section 211(3).

¹¹ Town and Country Planning (General Permitted Development) Order 1995, schedule 2 part 1.

¹² English Heritage (2006) *Guidance on the management of conservation areas*, paragraph 5.22.

*place or is likely to take place, and which should therefore be brought into full planning control in the public interest*¹². Policy HE4.1 of PPS5 advises local planning authorities to consider the use of Article 4 directions where the exercise of permitted development rights would undermine the aims for the historic environment, to ensure new development is given due consideration¹³.

¹³ PPS5: Planning for the Historic Environment (2010).
¹⁴ Planning (Listed Buildings and Conservation Areas) Act 1990, section 71.

Management plans – Neither the designation of a conservation area or the preparation of a character appraisal is an end in itself. The local planning authority is also required, in consultation with the public, to formulate management plans to help preserve and enhance conservation areas¹⁴. These management plans may set out a variety of measures designed to help safeguard, manage and improve the area within its historic context. The appraisal is the basis for developing a management plan for the conservation area.

3.0 Definition of Special Interest

The purpose of this appraisal is to define the special interest of the Clapham Conservation Area that warrants its designation, as summarised below. A detailed analysis is provided in the next chapter (see 4.0).

3.1 General

The special architectural or historic interest of a conservation area is reflected in its **character or appearance** which it is **desirable to preserve or enhance**.

¹ English Heritage (2006) *Guidance on conservation area appraisals*, paragraph 4.3.

² English Heritage (2006) *Guidance on the management of conservation areas*, paragraph 4.1.

When searching for the special interest of the Clapham Conservation Area, its significance, identity and distinctiveness is judged alongside local or regional criteria, while also recognising values attributed to the area by the local community and all those with a legitimate interest in it ¹. The more clearly special interest is defined, the sounder will be the basis for local policies, development control decisions and management proposals. This helps reduce the potential uncertainty for owners and others when investment or development in the area is considered ².

3.2 Summary of the Special Interest of the Clapham Conservation Area

The special character of Clapham lies in the following:

- historical pattern of settlement along watercourse (see 4.1.b)
- beautiful and peaceful landscape setting, as well as attractive beck area with plenty of mature trees (see 4.1.c, 4.3.b and 4.4.f)
- variety of well-related spaces (see 4.3)
- working farms in the centre of the village (see 4.4.b)
- shallow front gardens and strips of vegetation on road edges (see 4.4.e)
- dominance of pre-twentieth-century buildings demonstrating a range of vernacular styles, mainly constructed from limestone (see 4.4.c+d)
- survival of large percentage of traditional windows (see 4.4.e)

4.0 Assessing Special Interest

This chapter at the core of the appraisal comprises a detailed analysis of the special interest of the Clapham Conservation Area with regard to its location and setting, historic development and archaeology, spatial issues, and character. A summary of the special interest has already been provided (see 3.2).

4.1 Location and Setting

This section describes the location and context, general character and plan form, and landscape setting of the Clapham Conservation Area.

a) Location and Context

Village. Clapham lies in North Yorkshire, England, on the western edge of the Yorkshire Dales National Park and close to the Forest of Bowland Area of Outstanding Natural Beauty (National Grid Reference SD 745 694). It is located just north of the A65 between Settle and Ingleton (figure 01). The Yorkshire Dales National Park Authority is the local planning authority for the main part of Clapham cum Newby Parish, with Craven District Council responsible for the remainder.

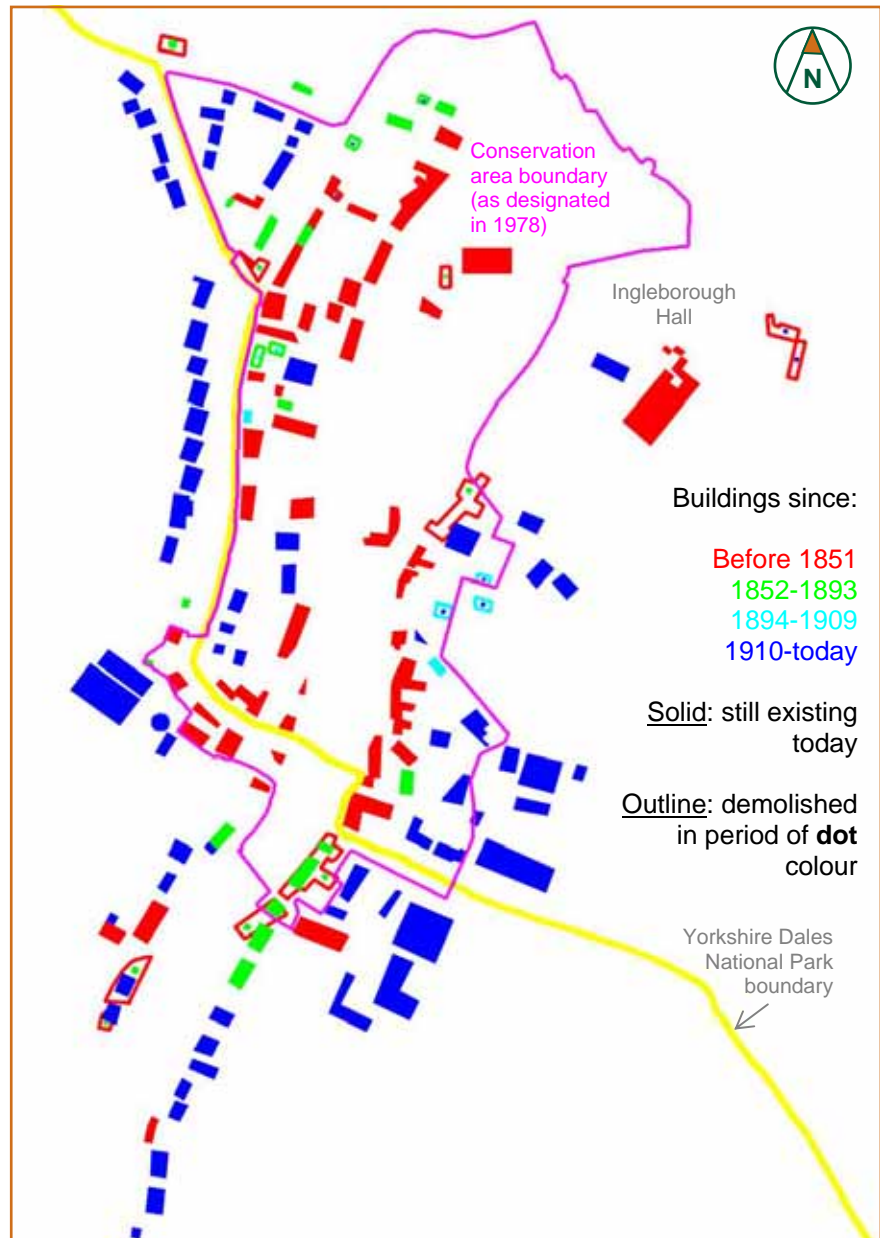
Figure 01: Location maps (left @ 1:200,000, conservation area boundary in pink. Based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010; right – not to scale, graphics © Gaby Rose, YDNPA, 2010)



Conservation Area. The Clapham Conservation Area as designated in 1978 does not comprise the entire village but most of the buildings that have stood here since the mid nineteenth century or earlier (figure 02). Despite their closeness, the landscaped grounds around Ingleborough Hall were not included. The conservation area comprises a small area south of the B6480 which is the responsibility of Craven District Council and where their planning policies apply. For a holistic view of the settlement, both the built heritage in the village outside the conservation area boundary and the Craven part are analysed in this appraisal.

A detailed map of Clapham can be found in the appendix (see 9.4).

Figure 02: Built-environment map regression @ 1:5,000 (graphics © Gaby Rose, YDNPA, 2009)



b) General Character and Plan Form

Clapham is a very pleasant and attractive conservation area. Nestled at the bottom of a hillside, it is a leafy, peaceful and quiet haven filled with birdsong. Despite proximity to the A65, the noise of the traffic is little heard. Buildings cover a range of materials, style, scale and periods. Whilst vernacular architecture and local building materials dominate, examples of polite architecture and classical details are also present. The buildings do not dominate the place but form an interrelationship with the magnificent landscape setting.

Clapham grew along both sides of its tree-lined beck linked by three attractive bridges within the conservation area, two of which carry vehicles. Today the nucleus around the bridge that carried the Keighley and Kendal Turnpike Road, now the B6480, is the principal public area offering commercial facilities, although there are suggestions that the earlier centre was closer to the church. South of Clapham Bridge the beck continues a strong linear landscape element which relieves and overcomes a short length of ribbon development, most of which is, with the exception of three groups of estate cottages, rather undistinguished and outside the present conservation area boundary. The north end of Clapham is effectively terminated by the parish church and dense

woodland. The sawmill and sawmill cottage are also part of the northern margin of the village.

The approach off the A65 from the west with the modern houses and bungalows, whilst not included in the conservation area, does not offer an attractive gateway to the historic setting. The west side of the village is the only side to have been developed in depth. Between Cross Haw Lane and Riverside, development is loosely arranged and narrow footpaths give glimpses of the tree-lined beck. Recent development at the north end of Cross Haw Lane fits comfortably into the pattern of development, and the western boundary of the village as a whole is still clearly defined.

The approach from the east along the B6480 offers a rather detrimental gateway to the village, in particular due to the derelict state of the former Mercedes garage site just outside the conservation area boundary. The eastern boundary of the village is more diffuse with a mixture of open space, a large car park with toilet facilities provided by the Authority, farm buildings and woodland but is nevertheless held together by the parkland of Ingleborough Hall.

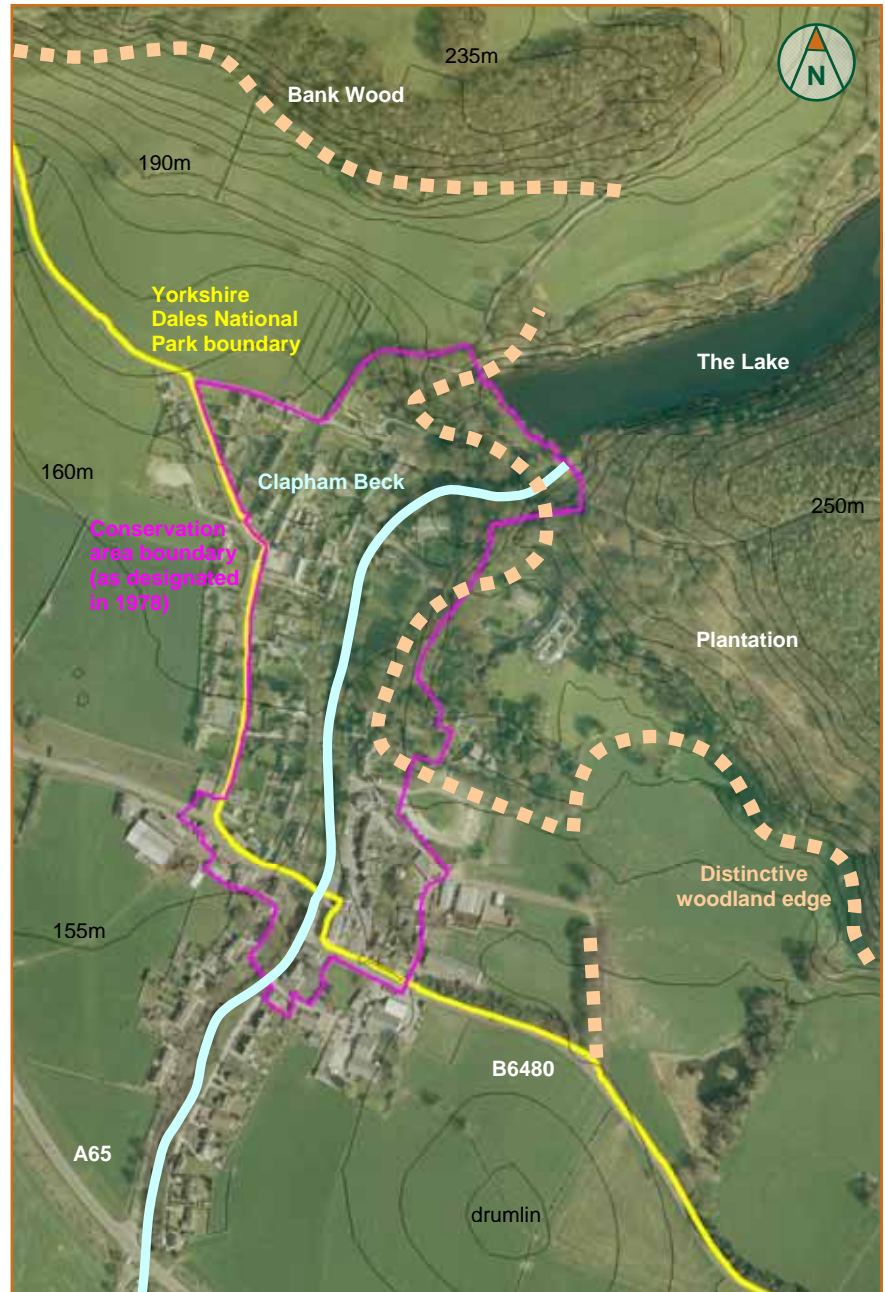
The character of the Clapham today is largely determined by its nineteenth-century development as an estate village. Although Ingleborough Hall itself is now in separate ownership, the Ingleborough Estate is still a major influence on the character of the village and surrounding landscape. The extent of tree cover – much of it planted by the estate – is unusual for a village in the southern Dales.

c) Landscape Setting

Topography. Clapham lies on the western edge of the Pennines. It is backed by steeply rising ground to the north – most notably Ingleborough mountain, one of the Three Peaks – and faces open country to the south and west towards the Bowland Fells and parkland to the east, giving a different character to each side of the built-up area. Heavily wooded rising ground to the north end and above the village and the tree-lined beck running through the entire length of the settlement are major features of the whole setting (**figure 03**). Clapham Beck is fed by Fell Beck from the slopes of Ingleborough. At Gaping Gill, England's highest waterfall, Fell Beck drops 110 metres vertically down a pothole and exists via Ingleborough Cave into Clapham Beck. Above the village is a man-made lake, supplying a small turbine-powered sawmill, with the lake outflow feeding an artificial waterfall.

Geology. The South Craven Fault runs through Clapham churchyard in the northern part of the conservation area. To the north the landscape is dominated by the Carboniferous limestone of the Ingleborough massif. This is a karst landscape of limestone scars, pavements and caves with in places a thin cover of till and peat deposits and generally very thin soils. South of the Fault the Wenning valley provided an easy route for ice flowing from Chapel le Dale and the Lune valley and, overlying millstone grit and coal measures, are much more extensive deposits of till and fluvio glacial deposits of sands, gravels and silts which form a much softer, more rounded landscape. There is also a drumlin, formed by glacial movements, just to the southeast of the village.

Figure 03: Landscape features, not to scale (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)



4.2 Historic Development and Archaeology

This section describes the origins, archaeology and historic development of the Clapham Conservation Area.

a) Origins and Historic Development of the Area

A manor of Clapham was held by Thorfinnr prior to the Norman Conquest, and was held by the king in 1086. The present village is believed to be originally an Anglian settlement and its early importance is indicated by the granting of a market in 1201, of which the restored market cross is the only remaining evidence.

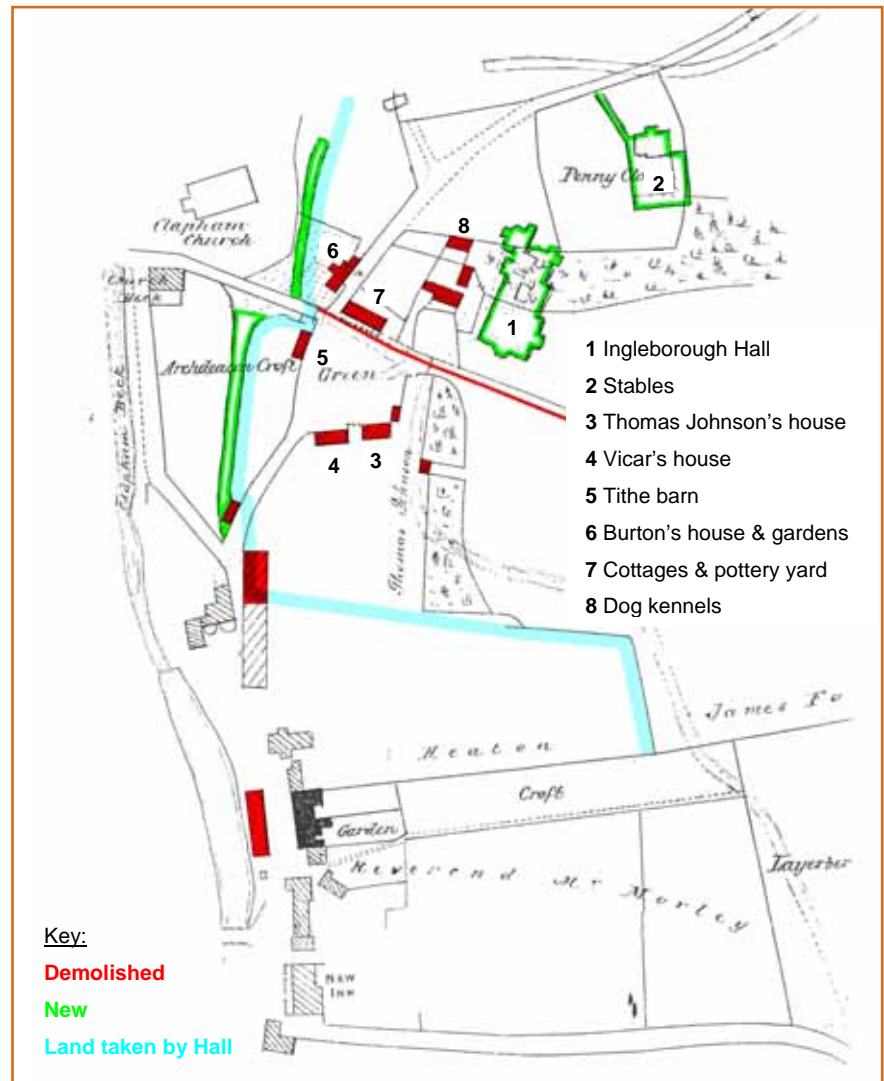
A priest is first recorded for Clapham in 1160 but Whittaker suggests that a church was erected between 1100-1135. In the early fourteenth century the village was burnt down during a Scottish raid following the Battle of Bannockburn¹. The new parish church is believed to have been built c.1400 and is regarded as an example of 'Pennine Perpendicular'. Most of the tower still stands but the medieval nave was demolished and rebuilt at twice its former width in the years 1812-14².

¹ Winstone, P J (2007) *A History of the Church in Clapham*, page 6.

² Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

In the mid-seventeenth century there was little woodland in Clapham. The main road crossed the church bridge, which was a clapper bridge and the only one in the village.

Figure 04: Map of 1842, not to scale © Dr J A Farrer's private archive



Until the eighteenth century Clapham had been a parish of prosperous yeoman farmers and small landowners. In the nineteenth century most of the farms were bought by the Farrer family and Clapham effectively became an estate village³. Clear physical evidence of this can be seen in the numerous estate cottages – of which a significant number were adapted and re-fronted eighteenth-century or possibly earlier building⁴ – the 1864 school – a memorial to John William Farrer (1785-1863) – and the rebuilt church as well as the extensive landscaped grounds surrounding the c.1814 Ingleborough Hall. Ingleborough Hall itself is hidden from the village by a large earthen bank overlooking Church Avenue and extensive planting. That this was deliberate is further demonstrated by the unusual tunnels which hide Thwaite Lane and originally also provided an underground tradesmen and servants' access to the Hall.

³ Winstone, P J (2007) *A History of the Church in Clapham*, pages 12, 32-33.
⁴ Innerdale, James (2010) 'Clapham Conservation Area Appraisal', email to Gaby Rose on 06 August.

- The first Farrer to live within the village was James Farrer (1719-66) who bought what is now called Yew Tree Cottage (**figure 40**) in 1741 or 42.
- The building which became the Hall was acquired by Oliver Farrer (1742-1808) in 1807 when it was still a farm. The same year he extended and adapted it as a shooting lodge, Clapham Lodge. On his death he left the Lodge to his nephews James William Farrer (1785-1893) and Oliver Farrer (1786-1866). Over the period 1827-43 they

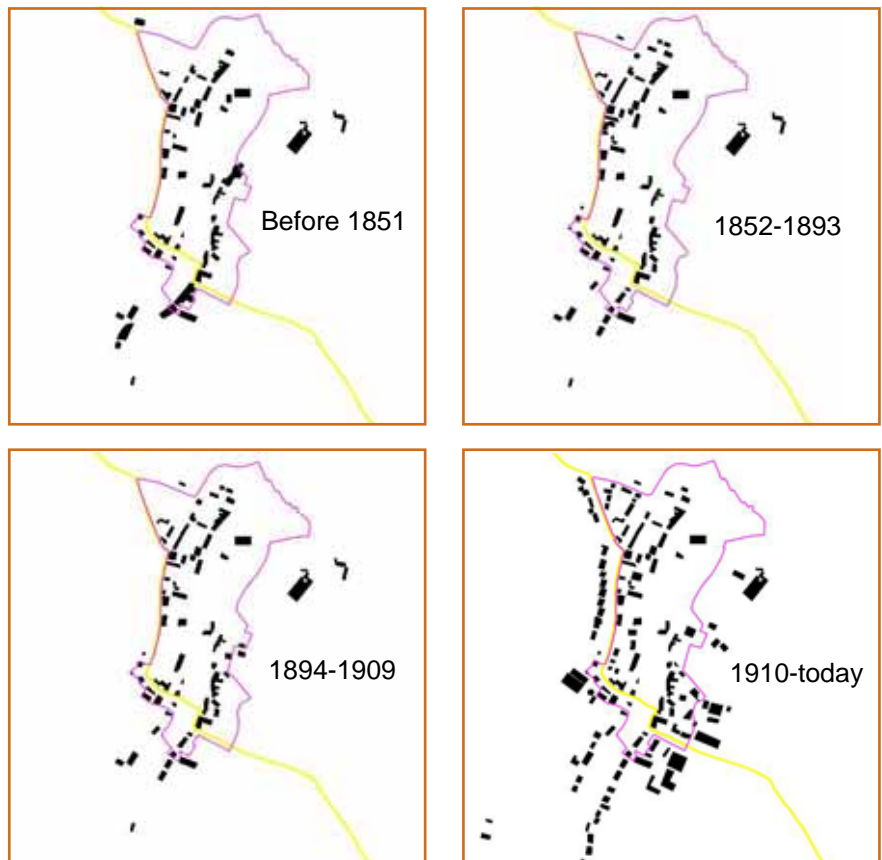
- ⁵ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.
- ⁶ Fawcett, Jane (1977) 'Clapham Conservation Area – Recommended Policy', YDNPA archive.
- ⁷ BBC (2003).

remodelled the Lodge and grounds to become Ingleborough Hall as we see it now. The main building works were carried out in 1835-38 to plans by S B Wilson ⁵.

- In the early nineteenth century the Farrers carried out extensive tree planting, constructed the present Ingleborough Hall and lake on Clapham Beck and the landscaped grounds around the Hall, rerouted roads and demolished buildings, including a vicarage and a tithe barn, transforming the north end of the village around the church (figure 04). They also built the present vicarage on the west side of the beck ⁶.
- The botanist Reginald Farrer (1880-1920) – after whom the plant *Geranium Farreri* is named after – was born and lived at Clapham. Between 1914 and 1920 he collected many species of rhododendrons, shrubs and alpinas in China, Tibet and Burma. On his travels he searched for new plants and brought back seeds that have shaped and formed the British garden today. Many of these he planted on the Ingleborough estate. In one famous incident he fired seeds at cliff faces from a shotgun to give a 'natural' spread to his rock plants ⁷. The rhododendrons still give a good show for a short time each year.

The above map shows how the Farrer family changed the character of Clapham's northern end by removing the nucleus around what had been the village green. Later development was rather sparse until the twentieth century when the village expanded significantly, especially to the south and west (figure 05).

Figure 05: Later historical development, not to scale (graphics © Gaby Rose, YDNPA, 2010)



Until recently, the main road, the former Keighley-Kendal turnpike – whose development coincided with that of the Romantic movement and the aesthetic appreciation of the Yorkshire Dales landscape – passed through the village, but the resultant major traffic intrusion was removed

- ⁸ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.
- ⁹ Johnson, David (2008) *Ingleborough Landscape and History*.

when Clapham was bypassed in 1973 ⁸. Today Clapham is a popular and at times busy centre for walking and caving.

b) Archaeology

No archaeological excavations are recorded from within the conservation area and there are no records of casual finds although there is extensive evidence for prehistoric activity on the limestone uplands to the east of the village. Clapham lies on the edge of the Craven Corridor, a natural routeway in between the limestone uplands of Craven and the Bowland Fells. During the Neolithic period this was one of the main routes between the Lake District and its stone axe factories and the Yorkshire Wolds. Although there is no firm evidence, this communications corridor is likely to have been followed by a Roman road between Skipton and Ingleton, drove routes, and later the Keighley and Kendal Turnpike Road of 1752/3 and, in part by the North Western Railway Company's line from Skipton to Lancaster, opened in 1850. An "Old Turnpike House" stood at the northwest edge of the village at the junction between Old Road and Eggshell Lane in 1851. In the medieval period an important east–west routeway, now marked by the bridleways of Laithbutts Lane and Thwaite Lane, also passed through the village ⁹. Immediately south of this routeway a group of now demolished buildings, including a tithe barn, vicarage and pottery yard, is shown surrounding a former village green south east of the parish church in 1842 (**figure 04**). The area now lies within the grounds of Ingleborough Hall.

To the north of the village lies an extensive, visually prominent, area of lynchets, probably of medieval date, which are evidence for former arable agricultural activity in what is now a largely pastoral landscape, subdivided by dry-stone walls.

The market cross is a scheduled monument.

Information about individual surveys, monuments or other features can be found on the Yorkshire Dales National Park Historic Environment Record (HER), which is a comprehensive and dynamic computer database linked to a Geographic Information System (GIS).

4.3 Spatial Analysis

This section describes the character and interrelationship of spaces, as well as the key views and vistas of the Clapham Conservation Area.

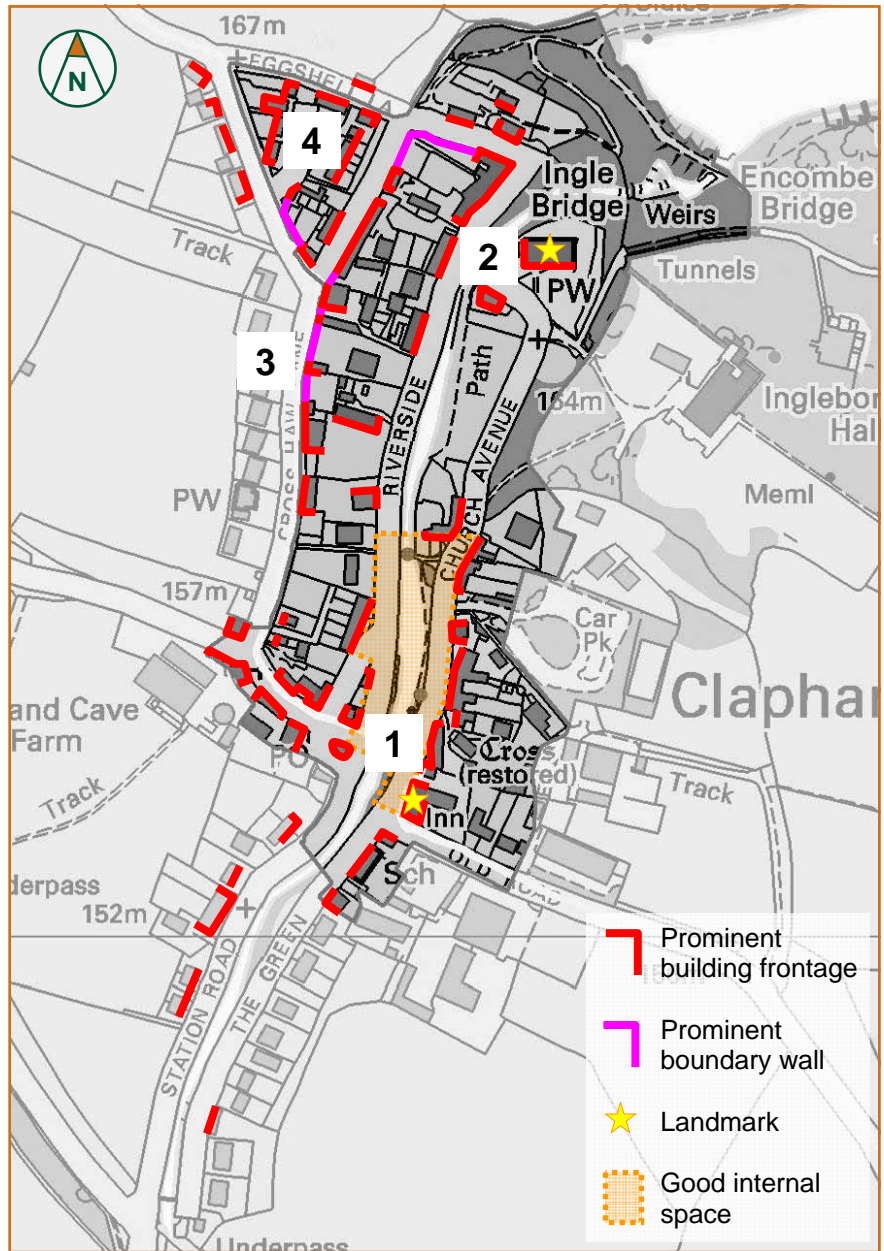
a) Character and Interrelationship of Spaces within the Area

Facades and boundary walls play a key role in defining space within the Clapham Conservation Area (**figure 06**). They form four distinct groups:

- Principal area along the B6480 and north of Clapham Bridge (**1**): This zone is dominated by the built historic environment, but softened by the many mature trees around the beck area, especially further to the north (**figures 15-18**). The buildings are linearly yet informally arranged and face each other over both the road and the beck, forming a generous public space in between.
- The church as a focal point and the buildings it is surrounded by, including those over the beck (**2**): This loosely formed group is surrounded and intersected by vegetation, providing a very lush and rural feel (**figures 11, 12, 20 & cover**).
- The strong urban edge comprising building facades (often end gables and few windows) and tall boundary walls along the east side of Cross Haw Lane (**3**), which almost gives the impression of a fortification (**figure 14**).

- Twentieth-century housing in the northern part of the village (4). This is predominantly private space with the buildings set well back from the road (figure 9).

Figure 06: Definition of space @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)

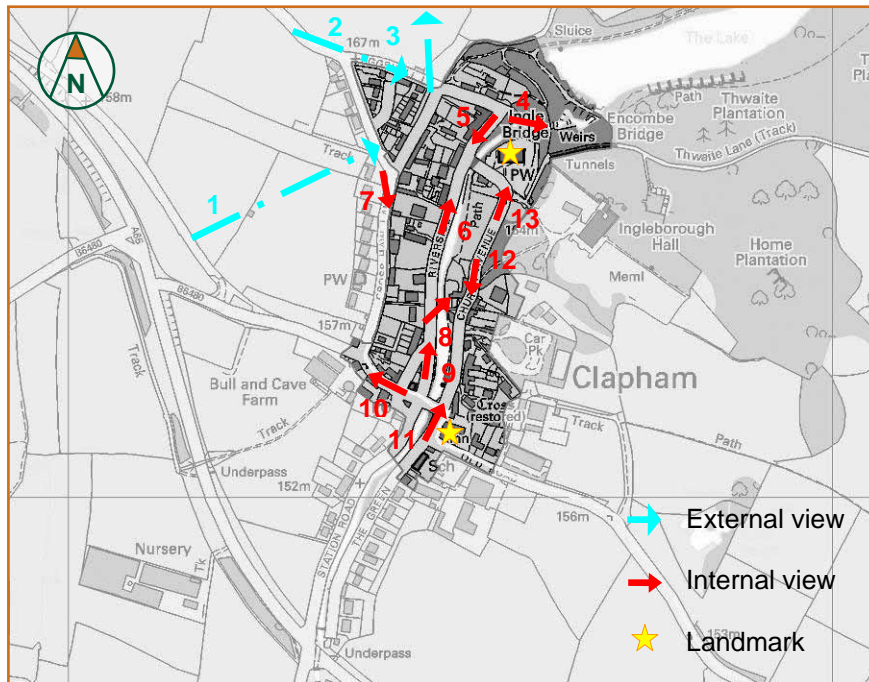


b) Key Views and Vistas

The terrain and extensive tree cover around and within the village means views from the village centre are limited, especially to the east and west and towards Ingleborough.

The key views into and within the Clapham Conservation Area are as follows (figure 07).

Figure 07: Key views @ 1:10,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)



(1). Distant panoramic view from the southwest onto village with church tower in the background. Lynchets are visible on the hillside **(figure 08)**.

Figure 08: View 1 (photo © Gaby Rose, YDNPA, 2010)



(2). External view from the northwest onto more recent housing with church tower in the background. Lynchets are visible on the hillside **(figure 09)**.

Figure 09: View 2 (photo © Gaby Rose, YDNPA, 2010)



(3). View north from village edge onto hillside (figure 10).

Figure 10: View 3 (photo © Gaby Rose, YDNPA, 2010)



(4). View eastwards from designated viewpoint on Riverside along the landscaped beck towards Ingle Bridge (figure 11).

Figure 11: View 4 (photo © Gaby Rose, YDNPA, 2010)



(5). View south from the top of Riverside with Clapham Beck to the left and The Beeches cottages to the right (figure 12).

Figure 12: View 5 (photo © Gaby Rose, YDNPA, 2010)



(6). View up Riverside with Clapham Beck to the right and Yew Tree cottages to the left (figure 13).

Figure 13: View 6 (photo © Gaby Rose, YDNPA, 2010)



(7). View along east side of Cross Haw Lane with fortification-like boundary walls and gable ends (figure 14).

Figure 14: View 7 (photo © Ross Cannon, YDNPA, 2010)



(8). View northeast taken from Riverside towards Brokken Bridge (figure 15). The cover photograph provides a different aspect of the bridge.

Figure 15: View 14 (photo © Gaby Rose, YDNPA, 2010)



(9). View north from the bottom of Riverside with cottages to the left (figure 16).

Figure 16: View 9 (photo © Gaby Rose, YDNPA, 2010)



(10). View northwest along B6480 with Rose Cottage to the right and farm buildings in the background (figure 17).

Figure 17: View 10 (photo © Gaby Rose, YDNPA, 2010)



(11). View north from the bottom of Church Avenue with New Inn on the right and Clapham Beck to the left (figure 18).

Figure 18: View 11 (photo © Gaby Rose, YDNPA, 2010)



(12). View down Church Avenue with the grounds of Ingleborough Hall to the left and Gildersbank cottages in the background (figure 19).

Figure 19: View 12 (photo © Gaby Rose, YDNPA, 2010)



(13). View up Church Avenue with playground and picnic area to the left and Church of St James in the background (figure 20).

Figure 20: View 13 (photo © Gaby Rose, YDNPA, 2010)



4.4 Character Analysis

This section is key to the appraisal. It unravels the character of the Clapham Conservation Area by considering its different character zones, land uses, buildings and other heritage assets, traditional materials, local details and the public realm, biodiversity, the general condition of the conservation area including positive, neutral and negative factors, as well as potential problems, pressures and the capacity for change.

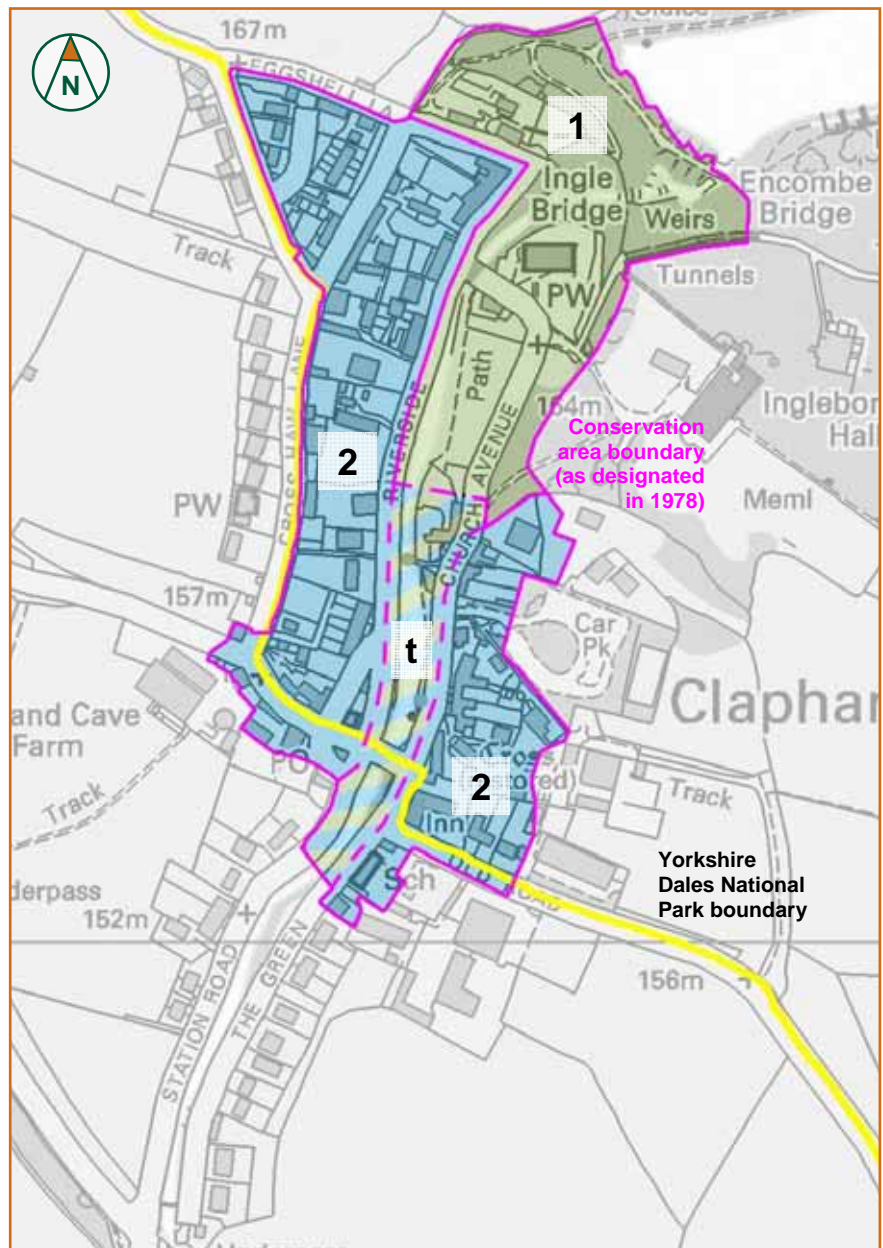
a) Definition of Character Areas or Zones

The Clapham Conservation Area can be divided into two character zones and a transitional zone (figure 21):

- a heavily vegetated zone in the northeast with extensive green space, mature trees and only few buildings (1)

- a more densely built up zone in the south and northwest of the conservation area (2)
- a transitional zone within the built up area along the tree-lined beck (t)

Figure 21: Character zones @ 1:5,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)



The first zone draws much attention on its lush landscape setting, while the second zone mainly focuses on the built historic environment. Both character zones compliment each other and merge with a marked transitional zone around the beck.

b) Activity and Prevailing or Former Uses and Their Influence on Plan Form and Buildings

The current uses within the Clapham Conservation Area are:

- Agricultural: Bull and Cave Farm, Home Farm and Jaques Farm
- Commercial: food & drink and merchandise along the B6480 and the southern half of Church Avenue
- Education: school on The Green
- Leisure & tourism: the whole village is a popular destination for walkers, locals and tourists alike. 'Trail and Cave' offers a walk that starts within the conservation

area (at the old sawmill) leading towards Ingleborough Cave.

- Religious: church and graveyard
- Residential: mainly the area west of Clapham Beck, with fewer homes along Church Avenue and Old Road (B6480)

Overall, there are a variety of uses within the conservation area which contribute to the vibrancy of the whole community. Clapham is fairly unusual for a Yorkshire Dales village in that it still has working farms within the village centre.

Although there appears to have been a pre-nineteenth-century focus southeast of the parish church with buildings, including a tithe barn and vicarage surrounding a small village green, Clapham has developed with a commercial centre along the former turnpike road, now the B6480 (east-west orientation) and residential development mainly between Riverside and Cross Haw Lane (north-south orientation). In more recent times and currently outside the conservation area, housing spread one row further west, and other new development has taken place south of the B6480 along both sides of the beck. This linear pattern of development is also reflected in the originally prevalent building type – terraces – in contrast to the more recent detached housing.

c) Quality of Buildings and Their Contribution to the Area

The Clapham Conservation Area comprises a mixture of architectural styles. The old cottages, some of which date from the seventeenth century, and traditional farm buildings were built in a simple vernacular fashion. However, the houses on Gildersbank display drawn joints on render to mimic ashlar facades, thus showing an element of polite architecture. Hall Garth, the Old Vicarage, Deighton Cottage and the Servants' Tunnel's portals are examples of true polite architecture. Buildings are predominantly two storeys high, but New Inn and Yew Tree Cottages have three storeys. The conservation area also incorporates more recent houses. Most of them fit well into the built historic environment, with a few exceptions discussed later on ([see 4.4.g](#)). It also includes a number of former farm buildings which have been converted into residential use. Some of these conversions may date from the nineteenth century, although the majority are more recent.

Listed buildings. It should be noted that the designation includes the inside as well as the outside of a listed structure. Furthermore, the listing name may not refer to the main building only; related structures fixed to it or within its curtilage and pre-dating 1948, such as boundary walls, outbuildings, enclosures, gates and other features, can also be protected by the listing. It is always advisable to contact the Authority or Craven District Council when planning to undertake work to a listed building or any structures nearby.

The Clapham Conservation Area contains eighteen grade-II-listed buildings, which are marked red on the map in the appendix ([see 9.4](#)).

- Base to Cross
- Brokken Bridge
- Bull and Cave Farmhouse - *outside National Park*
- Church Bridge
- Church of St. James
- Clapham Bridge - *outside National Park*
- Cottage at Gildersbank
- Fall View
- Gildersbank Cottage and Spindle Tree Cottage
- Hall Garth
- New Inn

- Rose Cottage
- Servants' tunnel to Ingleborough Hall
- The Beeches (lower cottage)
- The Beeches (middle cottage)
- The Beeches (upper cottage)
- The Old Manor House
- Yew Tree Cottages

A detailed description of each building can be found in the next section (see 4.4.d).

Unlisted buildings. Structures that are not nationally listed but are significant nevertheless, may receive some protection by being designated as locally listed buildings. *Though lacking the statutory protection of other designations, formal identification [...] is material in planning decisions*¹⁰. For inclusion in a local list, unlisted structures that contribute positively to the special character or appearance of the Clapham Conservation Area should comply with some of the following criteria:

¹⁰ DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide*, paragraph 15.

- Architectural qualities in the overall design or detailed features, which may either be unusual or characteristic to the overall style of the conservation area
- Association with a historical event or person of local, regional or national note
- Group value or related to a designated structure
- Landmark qualities
- Reminder of a former use within the area
- Respect for the surrounding historical structures, spaces and setting
- Positive contribution to the overall character or appearance of the conservation area

Local list. The following buildings make a particular positive contribution to the conservation area and should be considered for inclusion on a local list (Figure 22):

- **Deighton Cottage, Riverside (1):** Date stone of 1855, square moulded frame within quatrefoil. Built for Dr Christopher Deighton MD who became the Clapham doctor. Architecturally unusual for the area, with pyramid roof and overhanging eaves. Roughcast render recently removed revealing raised edging to quoins at each corner, the bulk of the large quoins dressed/set back to face of rubble masonry. To frontage and part side elevations, two to three light dressed stone mullioned windows with hood moulds over, planer window and door surround to rear.
- **Gates to Ingleborough Hall, Church Avenue (2):** Records refer to stone for gates dated 1835, although this may be for the lower gates at entrance to Home Farm as maps up to late C19 do not show drive to the Hall from here. Gates form approach to Hall from within village, with properties on Gildersbank/Church Avenue re-rendered in smooth ashlar and possibly re-fenestrated to improve approach. Date stone in a wall close to the front door of the Hall which dates completion of the gardens, paths, drives etc. at 1841. No record of blacksmith who made gates or if they are contemporary with posts. Railings replaced/re-formed in 2003.
- **Memorial Fountain, Riverside (Figure 42, image 5):** Erected in 1897 to mark Queen Victoria's Diamond Jubilee. Fish water fountain with shell bowl below set on marble panel. To left return of shelter commemoration

plaque. Panel set in rubble masonry shelter with stone slate roof. Character suggests may have been constructed at a later date to house fountain but no record of this. Repaired 1989 by Tommy Lund, a local builder who still lives in the village.

- **School, The Green (3):** Built 1864 following demolition of original school to west corner of churchyard (built 1669, footprint still evident), opened in 1865. Built by the Farrers, Oliver (1786-1866), William (1788-1868) and James (1812-79) in memory of James William Farrer (1785-1863) who was brother to Oliver and William, father to James. T-shaped plan form with memorial plaque above doorway within lower single-storey entrance bay at north end. Building uses slope to rise from single to two storey at south end. Semi-dressed and coursed exposed masonry with large quoin stones. Dressed and moulded three or four light ecclesiastical style lancet and windows. Hood moulds over doorway and principle window in west gable. Carved head stop end to both sets of hood moulds. Expressed chimney stack to left of centre to south end. Upper floor created within south end in 2000s.
- **Ivy cottages, Riverside (4):** Probably originally mid to late C18 with C19 and C20 re-fenestration/re-modelling by the Farrers. Early plans suggest originally two houses (now four cottages), with central quoins to right of blocked doorway suggesting left-hand side earlier than right. Unusual central round chimney (to right end of left cottages), detail common in Lake District, but only few examples locally. Shadows of blocked/lost mullioned windows to left half, otherwise openings C19 or C20. Right half has retains of moulded C18 window surrounds to first floor windows, also part repaired/re-formed (?) hood mould over originally three/four light mullioned window to ground floor.
- **No.s 1 & 3 Gildersbank:** Prominent buildings which are regularly photographed, appearing on postcards etc., probably with early C20 stucco render. No.1 (5): early C19 with classic small double-pile plan form, stone slate pantry shelves to rear, and distinctive multi-pane four-centred arched windows within moulded surrounds. No.3 (6): C19 front with C18 origins (early maps show as L-shape farmhouse with attached farm buildings – now no.s 5 & 7), basement, and short arched stair window and original multi-pane sash to rear.
- **The Old Vicarage, Riverside (7):** Prominent building built in 1832 following demolition of original vicarage on east side of the village as part of the various alterations by the Farrer family. Stopped being used as vicarage as part of amalgamation of the parishes in 1984. Stuccoed main elevation with unusual parapetted pediment. Mainly two and three-light mullioned windows with splayed surrounds and hood moulds. Full height bay and right-hand extension likely to be later.
- **Rose Bank Cottages, Riverside (8):** Those still owned by Ingleborough Estate retain C19 roughcast lime render to street elevation. Building likely to have been improved/alterd as part of the Farrer village improvements in early/mid C19. Quoins to central cottage and to door head indicate earlier origins, with cottages to right having been enlarged from earlier single storey structures. Windows generally plain C19 sashes, but central cottage has earlier doorway. Central cottage has shallow arched head and plain chamfered jambs¹¹.

¹¹ Innerdale, James (2010) 'Clapham Conservation Area Appraisal', emails to Gaby Rose on 31 August and 29 November.

Figure 22: Proposals for local list (photos 1-4 © Gaby Rose, YDNPA, 2010; photos 5-8 © James Innerdale, 2010)



The residents of Clapham are invited to suggest other heritage assets they think should be included on a local list, and give appropriate reasons, evidence and references for their nominations.

d) Audit of Designated Heritage Assets

This section describes the appearance and condition of the eighteen listed buildings within the Clapham Conservation Area. Their locations are marked red on the map at the back ([see 9.4](#)). The descriptions in the following paragraphs are based on the listing entries, unless stated otherwise.

Base to Cross ([figure 23](#)), grade II listed and scheduled monument –

- Remnant of ancient market cross
- Probably C14
- Millstone grit
- c. 60cm square and 40cm high, raised on three steps

- Cross added to base in 1897
- Current condition: good, though several cement mortar joints beginning to crack (no damage to stone)

Figure 23: Base to Cross (photo © Gaby Rose, YDNPA, 2010)



Brokken Bridge (**figure 24**), grade II listed –

¹² Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

- Footbridge
- Probably C18; rebuilt in 1845 after being swept away; date stone shows that it was repaired in 1913 ¹²
- Slobbered rubble
- Single-span segmental arch
- Current condition: good, though some cement loose

Figure 24: Brokken Bridge (photo © Gaby Rose, YDNPA, 2010)



Bull and Cave Farmhouse (**figure 25**), grade II listed –

- Farmhouse
- Dated 1725 with C19 and C20 alterations
- Rendered rubble, stone dressings, stone slate roof
- Central staircase plan
- 2-storey double-fronted building; central entrance with inscribed lintel; former right-hand entrance and upper-floor mullioned window blocked; missing mullions on ground-floor window
- Current condition: good

Figure 25: Bull and Cave Farmhouse (photo © Gaby Rose, YDNPA, 2010)



Church Bridge (**figure 26**), grade II listed –

¹³ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

- Bridge
- Probably C18; widened on the downstream side by the wapontake in 1798 from eight to twenty feet ¹³
- Rubble to upstream side, ashlar to downstream side and parapets
- Single-span segmental arch with pilasters to either end of parapet and 'newel post' stops to wing walls
- Cast-iron West Riding boundary posts to east and west on upstream side
- Current condition: fair with some plant growth on external face and several deeply eroded or loose mortar joints. Underside of bridge has not been inspected.

Figure 26: Church Bridge (photo © Gaby Rose, YDNPA, 2010)



Church of St. James (**figure 27**), grade II listed –

- Parish church
- Potentially late C14/early C15 tower, rest 1814 with c.1900 alterations
- Slobbered rubble, stone dressings, thin blue slate roof
- South porch (1899), three-stage west tower, four-bay nave, north and south aisles, one-bay chancel
- Church was rebuilt by Farrer family of Ingleborough Hall
- Current condition: good

Figure 27: Church of St James
(photo © Gaby Rose, YDNPA,
2010)



Clapham Bridge (**figure 28**), grade II listed –

- Bridge
- C18 with late C19 alterations
- Ashlar and slobbered rubble
- Single-span segmental arch
- Widened on downstream side
- Current condition: good

Figure 28: Clapham Bridge
(photo © Gaby Rose, YDNPA,
2010)



Cottage at Gildersbank (**figure 29**), grade II listed –

- Cottage
- Early C19 with C17 origins
- Rendered with drawn masonry joints, stone slate roof
- Central staircase plan
- 2-storey 3-bay building with central entrance; sash windows with plain surrounds; C17 stair turret to rear
- Included for group value
- Current condition: good

Figure 29: Cottages at Gildersbank (photo © Gaby Rose, YDNPA, 2010)



Fall View (**figure 30**), grade II listed –

- House
- Mid C18 with early-C19 alterations
- Pebbledash, painted stone dressings, stone slate roof
- Central staircase plan
- 2-storey 3-bay building; entrance with Tuscan pilasters, open pediment and fanlight; sash windows with plain surrounds and projecting sills; original former entrance at rear with moulded surround now blocked
- Current condition: good

Figure 30: Fall View (photo © Gaby Rose, YDNPA, 2010)



Gildersbank Cottage & Spindle Tree Cottage (**figure 31**), grade II listed –

- Reputedly former Spindle Tree Inn, now two cottages
- Late C18 with C19 alterations
- Rendered with drawn masonry joints, stone dressings, stone slate roof
- Gildersbank Cottage: central staircase plan
- 2-storey building; sash windows with plain surrounds
- Current condition: good

Figure 31: Gildersbank Cottage & Spindle Tree Cottage (photo © Gaby Rose, YDNPA, 2010)



Hall Garth (**figure 32**), grade II listed –

¹⁴ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

- Former land agent's house with office at one end; still used as both house and Ingleborough Estate office
- Late C18; finished in 1833¹⁴
- Ashlar, slate roof
- Central staircase plan
- 2-storey 5-bay building; central entrance with engaged Tuscan columns; sash windows; ground-floor tripartite windows with engaged columns; chimney stacks with 5 and 8 flues
- Built for the agent of Ingleborough Estate
- Current condition: good

Figure 32: Hall Garth (photo © Gaby Rose, YDNPA, 2010)



New Inn (**figure 33**), grade II listed –

¹⁵ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

- Inn
- Reputedly 1745 with C20 alterations
- Rendered, painted stone dressings, slate roof
- Central staircase plan
- 3-storey 4-bay building; shown on a plan of 1807 as having only two storeys, so third storey was added afterwards with 1776 rainwater hopper being reused¹⁵; central entrance with slate hood; tripartite sash windows with flat-faced mullions

- Current condition: good, although render is a bit grubby in places

Figure 33: New Inn (photo © Gaby Rose, YDNPA, 2010)



Rose Cottage (**figure 34**), grade II listed –

- Cottage
- Mid C18 with C20 alterations
- Slobbered rubble, stone dressings, stone slate roof
- 2-storey building with continuous hoodmould over rusticated stone doorway and three ground-floor windows
- Current condition: good

Figure 34: Rose Cottage (photo © Gaby Rose, YDNPA, 2010)



Servants' tunnel to Ingleborough Hall (**figure 35**), grade II listed –

- Principal purpose to provide new route for Thwaite Lane, further from the Hall, as Farrers were insistent on their privacy; northern tunnel leads to former stables (southern tunnel for servants and tradesmen ¹⁶ currently not within conservation area boundary)
- Dated 1833
- Rubble with ashlar dressings
- Round arch with rock-faced voussoirs and parapet with engaged pilasters
- Current condition: good

¹⁶ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

Figure 35: Servants' tunnel to Ingleborough Hall (photo © Gaby Rose, YDNPA, 2010)



The Beeches (lower cottage) (figure 36), grade II listed –

- Cottage
- Early C19; door head dated 1686
- Pebbledash, painted stone dressings, stone slate roof
- 2-storey double-fronted building with central mid-C19 wooden entrance porch; sash windows with plain surrounds
- Included for group value
- Current condition: good, though paint of window surrounds is flaking off; vegetation may be harmful to façade if roots take hold in wall

Figure 36: The Beeches, lower cottage (photo © Gaby Rose, YDNPA, 2010)



The Beeches (middle cottage) (figure 37), grade II listed –

- Cottage
- Probably C18 with C19 alterations; date stone 1689
- Slobbered rubble, painted stone dressings, stone slate roof
- 2-storey double-fronted building with curve to street and central quoins to left-hand bay; sash windows with plain surrounds
- Included for group value
- Current condition: good, though paint of window and door surrounds is flaking off

Figure 37: The Beeches, middle cottage (photo © Gaby Rose, YDNPA, 2010)



The Beeches (upper cottage) (**figure 38**), grade II listed –

- Formerly part of Fall View, now separate cottage
- Probably mid-C18 with early-C19 alterations
- Slobbered rubble, stone dressings, stone slate roof
- 2-storey 1-bay building; sash windows with plain or flat-faced-mullioned surrounds; pilaster marks junction with Fall View
- Current condition: good, though paint of window and door surrounds is flaking off

Figure 38: The Beeches, upper cottage (photo © Gaby Rose, YDNPA, 2010)



The Old Manor House (**figure 39**), grade II listed –

- Formerly manor house; community centre 1885-1942; one of the Farrers' home 1947-52; bought by WRCC in 1968, then transferred to YDNPA; sold in 2006¹⁷; now shop, café and bunk accommodation
- Dated 1701 with early-C20 alterations
- Strap-pointed rubble, stone dressings, stone slate roof
- 2-storey 5-bay building; projecting 2-storey entrance porch with pigeon holes in gable; chamfered mullioned windows and various hoodmoulds
- Interior: massive original inglenook fireplace and bread ovens
- Current condition: good

¹⁷ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

Figure 39: The Old Manor House (photo © Gaby Rose, YDNPA, 2010)



Yew Tree Cottages (**figure 40**), grade II listed –

- Formerly house and cottage, now four cottages
- C18, re-fronted early C19
- *Yew Tree Cottage [...] was the home of James Farrer, probably the first Farrer to live in the village [...]. James seems to have bought the house about 1741, when he was an Ingleton solicitor, and lived there until 1763 when he lost most of his fortune and had to sell the house to pay off his debts. His son Oliver was also a solicitor but became sufficiently wealthy to buy back Yew Tree Cottage and most of the other Clapham property which his father had lost. Oliver's purchases became the foundation for the Ingleborough estate [...]*¹⁸
- Slobbered rubble, stone dressings, stone slate roof
- 3-storey 4-bay house with pigeon holes in right-hand gable and 2-storey 3-bay cottage; sash windows with plain surrounds and projecting sills
- Current condition: good, though some of window surrounds are starting to decay

¹⁸ Pearce, Ken (2010) 'Clapham celebrates Queen Victoria's Jubilee', www.claphamyorkshire.co.uk/images/Newsletter_No64_April_2010.pdf, page 12.

Figure 40: Yew Tree Cottages (photo © Gaby Rose, YDNPA, 2010)



e) Traditional Building Materials, Local Details and the Public Realm

Traditional building materials, local details, as well as features and surfaces within the public realm can contribute positively to the

¹⁹ DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide*, paragraph 124.

²⁰ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

significance of a conservation area as they have the potential of providing unique elements to the buildings and their setting, given they are well kept and in good condition. Likewise, inappropriate materials, surfaces and street furniture as well as lost or altered details will have a detrimental effect to some extent and, in extreme cases, even put the whole conservation area at risk. In addition, *[t]ransport proposals can affect the setting of heritage assets and highways authorities are advised to consult with the local planning authority in such circumstances*¹⁹.

Traditional materials. The historic buildings of the Clapham Conservation Area are all built in locally sourced stone, a theme that is echoed by the stone walls and bridges inside the village. The boundary walls are either laid dry or in mortar, with several being in slobbered rubble. There is a variety of coping treatment to wall tops: dressed semi-circular or triangular cross-section stones contrast with undressed angled field boundary style copings. A few walls are capped by limestone pavement slabs, a practice which was fashionable during Victorian times, or by more recent flat-topped finishes.

Today many buildings in Clapham have exposed stone or slobbered-rubble facades. The front façade of the Yorkshire Dales Millennium Trust offices is in watershot masonry. Some houses are rendered, either rough-cast or to imitate a stone or ashlar finish. The latter finish on the buildings at Gildersbank was probably intended to enhance the approach to Ingleborough Hall. Only the Servants' Tunnels to Ingleborough Hall and Church Bridge show real ashlar (**figures 26 & 35**). The Ingleborough Estate made many changes with the estate cottages to follow fashion. Some of them have gone from bare stone to slobbered, to lime washed, to rough-cast, to smooth render, to drawn joints, to dashed work and back to bare stone – though not necessarily in this order²⁰. The few buildings that are painted add variation to the street scene. Stripping existing renders or limewashes from historic buildings can destroy the group value of terraced or semi-detached buildings and leave a 'new' finish that detracts from its surroundings. Stone window and door surrounds are mainly plainly dressed and slightly project as a design feature. Many houses display quoins. Windows and doors are deeply recessed within the walls and usually provide a vertical emphasis to the facade. Roof surfaces are mostly in slate, although some have local stone slabs, generally laid in diminishing courses. Concrete tiles have sometimes been used as a replacement cover, mainly on farm buildings.

The prevalent building material, particularly for pre-nineteenth-century buildings, is limestone although some late-nineteenth-century buildings are of sandstone.

Timber is used for windows and doors and the occasional porch. Historic shop fronts still exist at the junction of Riverside with Old Road.

Local details. A particular characteristic of the Clapham Conservation Area is the number of properties with very shallow front gardens or strips of vegetation on the road edge. Some of garden entrances still have stone gate posts in place. At Gildersbank, a short cobbled path leads to the entrance door. A terrace just north of the fork in Cross Haw Lane has stone flags for paving, as do the paths towards the church entrance in the graveyard, but on a larger scale. Garden boundaries are very individual: some have dry or mortared stone walls, while others have merely a stone kerb or lines of cobbles (**figure 41**), or even vertically aligned slabs of limestone pavement. At the north-western end of the village, timber access doors are incorporated within some of the tall boundary walls. Several walls of parapet height show evidence for former cast-iron railings, although railings have managed to survive in a few locations. The wrought-iron gates to Ingleborough Hall are an attractive feature on the east side of Church Avenue.

Figure 41: Front gardens
(photos © Gaby Rose, YDNPA,
2010)



The Clapham Conservation Area includes several outbuildings, usually attached to tall boundary walls, which have not been developed. These include the survival of a toilet block in the garden at the fork of Cross Haw Lane.

More distinct yet less common vernacular details are gable dove cotes, drip moulds, date stones, ornate door lintels and surrounds, and timber porches. The arched entrance to the barn at the south end of Cross Haw Lane has a heart shape embossed keystone.

Along the northern half of Riverside, the architecture is much more formal providing several classical elements, such as the surround of the entrance door to Fall View (figure 30). In addition, the rainwater gutters are carried by eaves modillions.

Public realm. The absence of pavements in the Clapham Conservation Area contributes positively to the rural feel of the place; the only pavement within the village is along Station Road and was added in 1898, financed by public subscription²¹. There are several footpaths which provide shortcuts between two parallel roads, for example Riverside and Cross Haw Lane, while other paths provide access to the beck. The absence of yellow lines on roads is noticeable. Road surfaces are generally metalled in asphalt, with only The Green and the lane up the Servants' Tunnels being gravelled. A cobbled surface can be found in front of the village hall. Along Cross Haw Lane, imported granite kerbs contribute to a tidy yet non-traditional finish. Where the Lane forks, a short stretch of sandstone kerbing adds character to the area. There is only little street lighting which is in keeping with the traditional Dales villages, although several houses are individually lit at night, some of them too brightly such as the floodlit New Inn. In the past, some street lighting was powered by the hydroelectricity from the lake.

The Clapham Conservation Area has some interesting features in the public realm (figure 42):

- Ornate gateway to church (1); the design of the gate doors is repeated in the gates further east in the wall.
- A 'telephone exchange' sign at the bottom end of Cross Haw Lane indicates the former function of the building plot (2)
- Historic stone post and large-stone-slab kerbing (3), an unusual feature which is repeated at the private gardens of Yew Tree Cottages further north (figure 40). The horizontal relief dressing is a characteristic of Clapham, also found on quoins, window surrounds and even troughs.
- West Riding County Council signposts – although in the example illustrated the additional car park signpost is a detractor – and bridge markers (4)
- Queen Victoria's Diamond Jubilee memorial drinking fountain (5). Conservation work to this was grant aided by the Authority in 1995.

²¹ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

- Open-air exhibition at 'Cave & Trail' (6). This is the starting point of the nature trail leading by the bobbin mill along the west side of the lake to the Ingleborough caves; the path has been accessible to the public on payment of a small fee since the late nineteenth century
- Churn stands on Eggshell Lane (7) and at Bull and Cave Farm. These roadside platforms, dating from the late nineteenth and early twentieth centuries, allowed easy loading of milk churns onto carts and trucks. Full milk churns awaiting collection would have been a common sight along Dales roads, so these functional structures provide an attractive link to Clapham's agricultural past.
- The Millennium Stone (8) opposite the church

Figure 42: Public realm (photos © Gaby Rose, YDNPA, 2010)



In addition, several benches are provided on the east side of the beck and Church Avenue, inviting people to take a break and enjoy the surroundings.

f) Contribution Made to the Character of the Area by Green Spaces and Its Biodiversity Value

Trees. The trees within Clapham make a significant contribution to the character of the conservation area.

The beech opposite New Inn and the sycamore to the northeast of the playground and picnic area opposite the church are good examples of trees providing focal points within a village. The overarching large trees either side of Church Avenue form a shady tunnel which is a major feature of Clapham. They were planted in 1832-33 when the avenue was laid out²². The large sycamore, beech, ash and lime on either side of Clapham Beck vary in size and form. They had space to grow into their natural form and have now established a mature environment. Birch, cherry, horse chestnut, elm and poplar also grow along the beck, with the odd holly, yew and spruce providing evergreen colour and texture. Hawthorn, rowan and whitebeam, along with cherry, provide attractive blossoms in spring, adding to the visual variety of the beck-side trees. The natural regeneration in these areas is good with healthy young trees growing where gaps occur. This has been supplemented with new planting in places.

²² Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

This variety of trees is also found in the gardens between Cross Haw Lane and Riverside. The dominant trees within this area are the mature sycamore, particularly around Hall Garth. Many of the gardens have holly, pine, larch, cedar and Leyland cypress, providing a variety of different textures and shapes.

The trees to the east of Church Avenue, around Ingle Bridge and within the woodland leading up to Ingleborough Cave mirror the beck side, with sycamore, beech, horse chestnut, lime, elm, yew and holly being dominant. Natural regeneration is good with a varied canopy structure evident.

The trees around Clapdale Way planted on the open grass areas and within the gardens include willow, birch, hawthorn, field maple and rowan.

Biodiversity. Clapham Beck runs through the conservation area. Rivers and streams are a local BAP habitat. In terms of protected species, the National Biodiversity Network has records for Pipistrelle bats and White-clawed crayfish in the proximity of the conservation area.

g) General Condition of the Clapham Conservation Area

Despite a number of negative factors, the general condition of the Clapham Conservation Area is currently good. Clapham benefits from a vibrant community which has instigated a wide range of environmental projects over the past few years. These include beck-side vegetation management, re-hanging the church bells and other major improvements to the tower, a community composting project, bio-diesel project, community orchard, bees and potatoes project, and computer software to undertake carbon foot printing for the whole community. They are currently working on a community-led hydro scheme.

However, the good work needs to continue. In addition, there is room for improvement regarding repair or maintenance issues, which are discussed in Part II.

Good conservation of heritage assets is founded on appropriate routine management and maintenance. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining an asset²³. When repairing heritage assets it is strongly advised to employ professionals with the appropriate experience and qualifications, as modern construction methods are often harmful to the historic fabric.

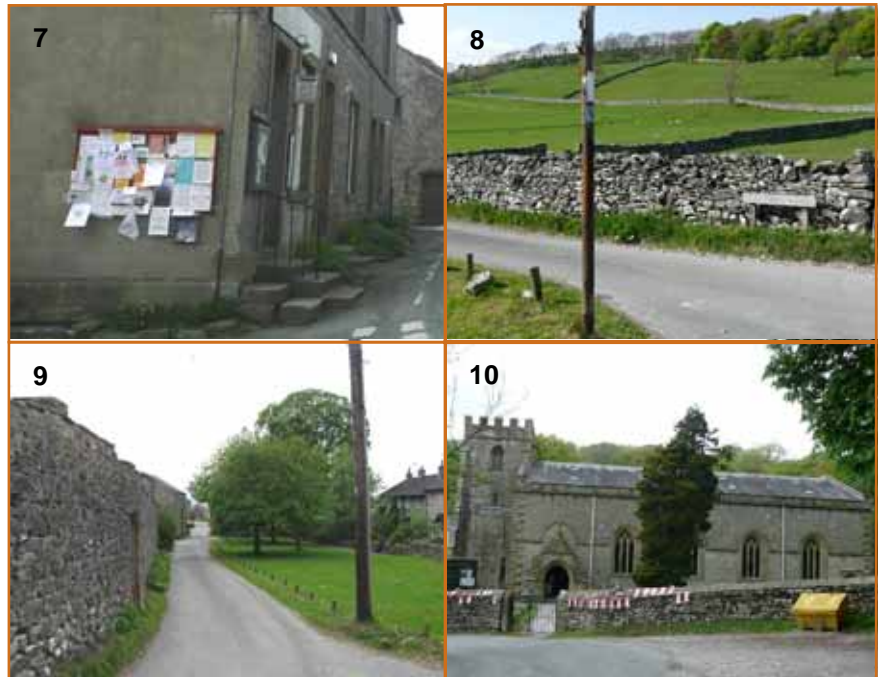
²³ DCLG et al. (2010) PPS5: Historic Environment Planning Practice Guide, paragraph 148.

Negative factors. Features that harm the character or appearance of the area should either make way for positive change or, if that is not possible, be excluded from the boundary. Elements which detract from the special interest of the Clapham Conservation Area include (figure 43):

- Buildings in need of maintenance: barn with cracks in gable wall along the B6480 (1), and run-down terrace on Back Lane (2)
- Damaged or badly patched road surfaces throughout the historic core of the village (3)
- Highly visible external clutter at Church View (4)
- The designs of building alterations on Church Avenue (5) and houses on Cross Haw Lane (6), although granted planning permission by the Authority have a detrimental effect on the Conservation Area. This appraisal should be used to help inform future planning decisions to ensure that new development does not have an adverse impact on the character and appearance of the conservation area.
- The village notice board indicates an active community but requires management to prevent litter accumulating in the adjacent light well (7)
- Rusted sign posts and damaged road signs (such as on Eggshell Lane (8)) and signage clutter
- Timber telegraph poles and overhead wires especially along Cross Haw Lane (9) or on The Green
- Obtrusive yellow or green salt bins at the church (10), Riverside and The Green

Figure 43: Negative factors (photos © Gaby Rose, YDNPA, 2010)





Some of the above negative effects are easier to remedy than others. Actions for their improvement are proposed in Part II.

Neutral areas. An area which neither enhances nor detracts from the character or appearance of the Clapham Conservation Area is the more recent housing site on the north-western tip of the village (**figure 44**). Their design quality, material choice (limestone facades and timber windows) and arrangement is generally good; however, the poorly executed rubble walling creating a ‘crazy-paving’ wall pattern and the concrete lintels detract from the overall appearance.

Figure 44: Modern development (photo © Gaby Rose, YDNPA, 2010)



h) Problems, Pressures and Capacity for Change

Problems. Current negative factors within the Clapham Conservation Area were mentioned earlier (**see 4.4.g**). There are no general underlying problems to the issues listed, except for the lack of road surface maintenance.

Pressures. Salesmen and window contractors often lead homeowners to believe that the original windows of their houses need to be replaced by uPVC substitutes. However, properly fitted timber windows can also be energy-efficient (see recent English Heritage research²⁴), coupled with the additional advantage of (re-)using more eco-friendly and sustainable resources. In the long-term, the costs of maintaining timber windows will normally be cheaper because they can be repaired – contrary to uPVC products which need replacing as a whole – thus reducing the

²⁴ English Heritage (2009) *Research into the Thermal Performance of Traditional Windows: Timber Sash*

consumption of building materials and energy and generation of waste. Moreover, the aesthetic qualities of uPVC and its mass-produced items are generally very low. By removing original design features from a historic structure, it may not only lose its heritage but also its market value.

The use of inappropriate uPVC products severely erodes the special interest of the historic environment, putting the character and appearance of the conservation area at risk. To counteract this threat, an Article 4 direction (see 2.2) could be served on the Clapham Conservation Area, which would require planning consent for all new uPVC replacement of historic features.

A window audit of the Clapham Conservation Area was undertaken comparing the number of timber to uPVC windows, as perceived from the public right of way. Although the results do not take account of all the windows within the boundary as some facades or even entire buildings can be hidden from view, it still gives a rough indication of the potential loss of character. In the Clapham Conservation Area there are some 136 uPVC windows and 846 made of timber, making the number of uPVC windows around sixteen percent. The survival of a large percentage of traditional timber windows in Clapham is an important part of the village's character, but also one which in the absence of an Article 4 Direction is very vulnerable.

Typically with building conservation issues, there are often financial pressures to do repair and maintenance works using inappropriate materials and techniques, which not only harm the authenticity of a building, but also are likely to damage its fabric. To counteract this threat, awareness has to be raised of how historic structures function and which treatments apply, as well as what fund-raising opportunities exist. Quite often out of ill-knowledge or convenience, the style of a building is altered by removing historical features or adding inappropriate or inferior modern elements, which can devalue the entire structure. Here, too, education work needs to be carried out, explaining the necessity for minimum or sensitive intervention using the expertise of a conservation specialist, so the character of a building can be enjoyed for generations to come.

Capacity for change. *Where the ongoing energy performance of a building is unsatisfactory, there will always be some scope for suitable adaptations to be made without harm to the asset's significance [...] Intrusive interventions, such as the external mounting of microgeneration technology, can harm the significance of a heritage asset. Where such interventions are proposed, a temporary, reversible installation will generally be preferable to one that causes irrevocable harm to an asset's significance*²⁵. Likewise, when mounting satellite dishes or other contemporary equipment, the manner and location of their installation must be carefully considered.

²⁵ DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide*, paragraph 25.

²⁶ *ibid.*, paragraphs 34 & 44.

Recognising how design (scale, proportion, massing), materials and pattern of land use (plan form, layout) of the built historic environment provide distinctiveness and definition to the conservation area will help guide appropriate new development so that it contributes positively to the significance of Clapham. *By encouraging applicants to consider both how existing valued heritage assets can inform high quality design that is inspired by its local context and how the best contemporary design can fit comfortably into its surroundings, the local planning authority can help deliver sustainable communities and places that residents highly value. It is important to recognise that new development that relates well to its surroundings is likely to last longer before its replacement is considered and therefore makes a greater contribution to sustainability*²⁶. New pastiche development that attempts to replicate historic building styles in detail is not encouraged. It is strongly advised to employ professionals with the appropriate experience and qualifications when working with heritage assets.

5.0 Community Involvement

¹ Planning (Listed Buildings and Conservation Areas) Act 1990, section 71(2).

Purpose. Although there is no statutory requirement to consult prior to designation or cancellation of designation, the Authority considers it highly desirable that there should be consultation with local residents, businesses and other local interests such as amenity bodies. It is required by law to publish any proposals for the preservation and enhancement of conservation areas, and submit these for consideration to a public meeting ¹. We appreciate that what is valued by the community may add a new perspective to what is considered special by the Authority. The greater the public support and 'ownership' that can be enlisted the more likely it is that property owners are encouraged to take the right sort of action for themselves and that conservation policies succeed.

Public consultation on
www.yorkshiredales.org.uk/conservationarea-appraisals
from 21 June to 15 August 2010

Scope. As part of the consultation process, a copy of the draft document was available on the Authority's website, together with a feedback form. This had mainly multiple-choice questions, but also some fields that allowed more detailed comments.

In addition, we approached the county, district and parish councils, and groups and organisations directly that were likely to have a special interest in the Clapham Conservation Area. The contact list at the back (see 9.3) gives a good idea about who was targeted, in addition to people living inside the designated boundary. There was also a press release and advertisement through leaflets for each individual household. Paper copies of the document and feedback forms were available at the Village Hall, and at the National Park Offices in Grassington and Bainbridge. On 10 July 2010 an event for displaying the draft document was staged by Ken Pearce at the Village Hall.

Findings. Altogether, 14 people filled out the questionnaire, most of them long-time residents of the conservation area. In addition we received several letters and emails with more detailed comments and also some phone calls. We would like to thank everybody who took part in the public consultation process. Your input has been very helpful indeed!

The main issues raised were as follows:

- National Park car park not fully used with tourists parking on the roads
- Poor state of road surfaces
- Some building maintenance issues
- Support for Article 4 direction regarding uPVC windows
- Proposed boundary changes welcome

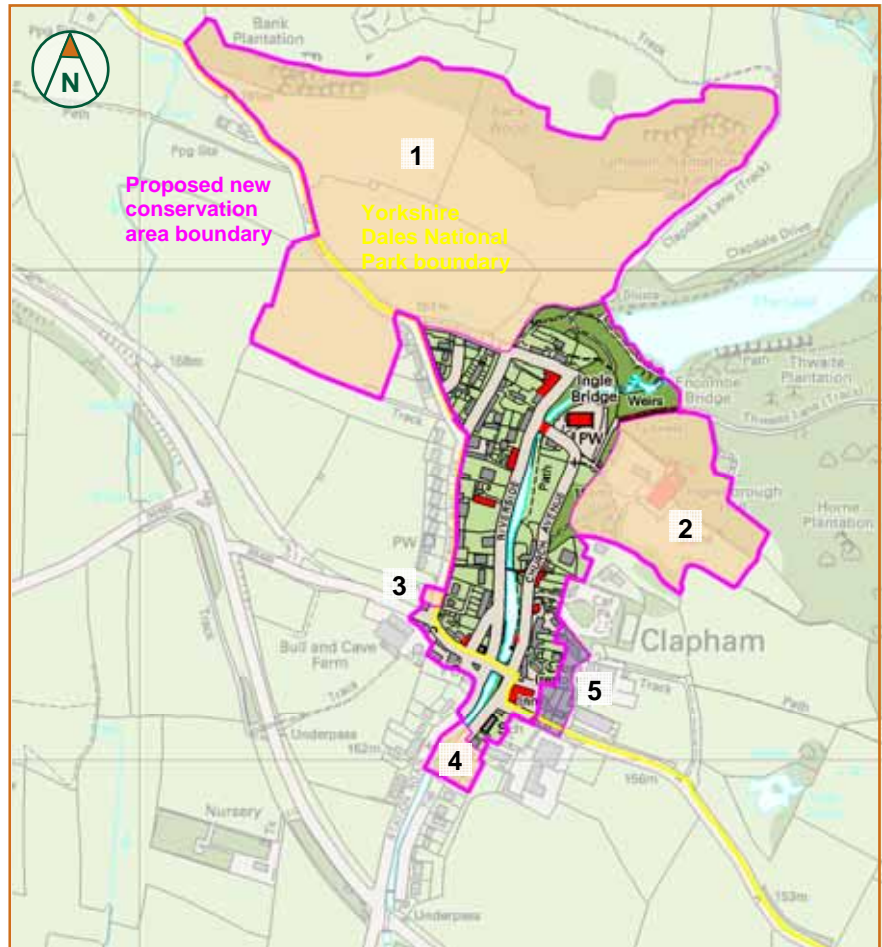
The points above were put forward to the Members at the Authority's meeting on 25 January 2011. Any actions arising from it are laid out in Part II, Management Proposals.

6.0 Suggested Boundary Changes

The Authority has a target to review conservation areas on a ten-year cycle, including a re-assessment of their boundaries. This section makes suggestions how the current boundary of the Clapham Conservation Area could be improved. Some of the changes would be the responsibility of Craven District Council as local planning authority.

Pre-consultation. Overall, the Clapham Conservation Area boundary is well drawn, including mainly old but also several new buildings and part of the immediate landscape setting that contribute positively to the built historic environment. However, five changes to the boundary are suggested (**figure 45**) for public consultation, for reasons stated below.

Figure 45: Proposed new boundary (public consultation) @ 1:10,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)



(1). The inclusion of the rising ground to the north of the village with its very characteristic medieval lynchet system and wooded top, as it significantly contributes to the setting of the Clapham Conservation Area (**figure 46**). This hillside also has strong lines of stone walls and several singular trees which form characteristic landscape features in themselves as well as provide a distinct backdrop to the conservation area. Bank Plantation to the left-hand side of the till top predominantly comprises ash, one of the last trees to come in to leaf. This area is not walled or fenced and is open to grazing, hence the lack of ground and shrub cover. The semi-natural ancient woodland represented by Limekiln Plantation to the right appears to be walled and therefore stock-proof.

Figure 46: Hill setting, with village to the right (photo © Gaby Rose, YDNPA, 2010)



(2). The inclusion, despite their hidden nature, of the main formally landscaped grounds of Ingleborough Hall which is so closely tied to the history of Clapham (see 4.2.a). This area comprises further listed buildings:

- *Ingleborough Hall*, Grade II*: formerly country house, now outdoor education centre; c.1814; by William Atkinson for James Farrer; ashlar, slate roof; 2 stories; Greek revival; birthplace of Reginald Farrer
- *Icehouse in the Grounds of Ingleborough Hall*, Grade II: c.1815; ashlar and rubble; vaulting; circular ice well. The filling shaft is above the entrance passage and not the icewell. Traces of the middle insulating door survived in 1991.
- The remainder of *Servants' Tunnels to Ingleborough Hall* (figure 35) and gateway (dated 1833, ashlar, with round arch and wrought-iron gates); the latter is currently in need of repair. These structures form a direct physical link between the village and the Hall.

Further parts of the estate's parkland were also considered for inclusion, but rejected. For example, the original beech avenue leading to the Hall from Old Road only exists in a fragmented form and has no direct link to the Clapham Conservation Area.

(3). The inclusion of a small barn along Cross Haw Lane (figure 47) which is within the Craven District Council part of the conservation area. It forms a pleasant group with the larger barn on the left which is currently within the conservation area. The barns occupy the site of a tollhouse erected c.1824 to control access to the new road to Ingleton, built in place of the old turnpike road at the head of the village¹.

¹ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

Figure 47: Small barn (on the right) along Cross Haw Lane (photo © Gaby Rose, YDNPA, 2010)



(4). The inclusion of semi-detached estate cottages along The Green (figure 48). They were built c.1884 to designs reputed to have been approved by Prince Albert (died 1861) as 'enlightened dwellings for the labouring classes'². Despite a number of uPVC window replacements which detract from their group appearance, these buildings appear otherwise in a remarkable original condition, including their

² *ibid.*

conservatories. Their distinctive architecture makes a positive contribution to the Clapham Conservation Area and is indicative of the nineteenth century development of Clapham as an estate village. They are within the Craven District Council part of the conservation area.

Figure 48: Estate cottages along The Green (photo © Gaby Rose, YDNPA, 2010)



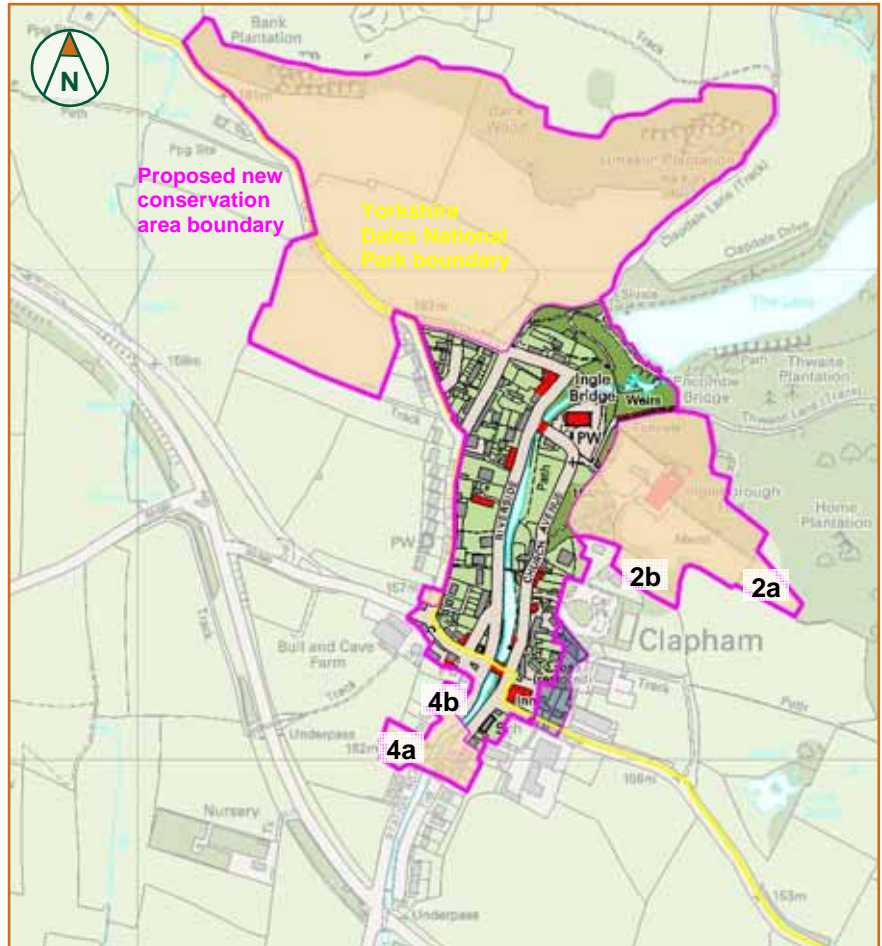
(5). An area suggested for removal from the designation is a group of very undistinguished twentieth-century structures, part of Home Farm, as well as more recent development along Old Road (figure 49). Although the latter houses are of a good standard design, they do not contribute to the character of the Clapham conservation area in the regard that they are physically too removed – especially with the New Inn car park in between – and thus do not feel part of the historic core. Regarding Home Farm, the make-shift structures have no physical qualities that are reflected in the appearance of the Clapham Conservation Area. If they are excluded from the revised boundary, any future replacement will need to take account of their close proximity to the conservation area and consider a more sympathetic design.

Figure 49: Part of Home Farm and development along Old Road (photos © Gaby Rose, YDNPA, 2010)



Post-consultation. During the public consultation process further areas for inclusions were identified (figure 50).

Figure 50: Proposed new boundary (post consultation) @ 1:10,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)



(2a & b). The inclusion of a larger extent of the garden at Ingleborough Hall and Reginal Farrer's rock garden (**figure 51**). The latter is now relocated from its original location on the Hall's grounds and in private ownership.

Figure 51: Garden at Ingleborough Hall and Farrer's rock garden (photos © Gaby Rose, YDNPA, 2010)



(4a & b). The inclusion of a pair of semi-detached houses, a terrace and cottage along Station Road (**figure 52**) within the Craven District Council part of the conservation area. The semi-detached houses are dated 1893, and one bears James Anson's Farrer's initials on the doorhead, the other those of his wife Elizabeth Georgina Anne. They were built at Mrs Farrer's expense, reputedly also to a design approved by Prince Albert for the labouring classes. The terrace was built c. 1845 in a vernacular style. Water Gap Cottage is immediately to the south of it. All these buildings are shown on the 1847 tithe map. The footpath on Station Road is the only one in Clapham and was built in 1898 largely by public subscription ³.

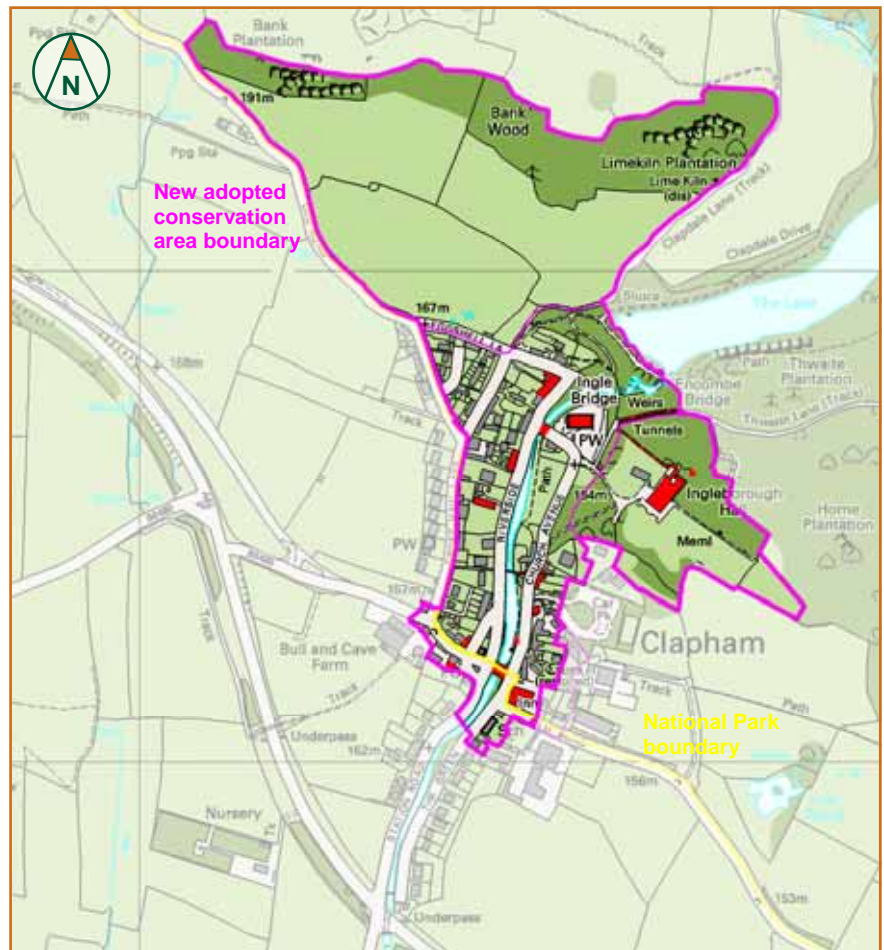
³ Pearce, Ken (2010) 'Clapham Conservation Area – draft Appraisal' letter to Gaby Rose on 17 August.

Figure 52: Buildings on Station Road (photos © Gaby Rose, YDNPA, 2010)



Adopted boundary. The January Authority meeting approved the proposed boundary changes within the Yorkshire Dales National Park (**figure 53**). Boundary changes to the Craven side have not been formally approved by the district council.

Figure 53: New adopted boundary @ 1:10,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)



7.0 Local Generic Guidance

Policy guides. The Authority has issued the following policy guides which address repair and maintenance issues in regard to the historic built environment:

- ¹ YDNPA (date?).
- ² YDNPA (2005).
- ³ YDNPA (2002).

- *Summary Guide for Property Owners and Developers*¹
- *Advice Note 1: Replacement Windows & Doors*²

Design guides. Furthermore, the Authority has issued a *Design Guide*³ which sets out the general design principles we promote for use throughout the Yorkshire Dales National Park.

All of the above information is available on our website ([see 9.1](#)).

Further guidance will be issued by the Authority and published in form of Supplementary Planning Documents (SPDs).

8.0 Summary of Issues

Concerns. Providing an overview, the main detractors, problems and pressures for the Clapham Conservation Area ([see 4.4.g+h](#)) were identified as the following:

- Damage to public realm, in particular road surfaces
- Building issues: lack of maintenance, and inappropriate materials and conversions
- External clutter and other visual detractors

Actions. Some of these issues need to be addressed through statutory action by the Authority. For example, Article 4 directions can provide better control on alterations within the conservation area ([see 2.2](#)).

All proposals for the management of the Clapham Conservation Area are outlined in Part II.

9.0 Useful Information, Appendices and Contact Details

This section comprises references to principal sources of information, a short glossary of architectural and geological terms, as well as useful names and addresses of both national and local organisations for enquiries and comments.

9.1 References and Further Reading

Note: All internet sources were accessed between March and June 2010, unless stated otherwise.

a) General Publications

English Heritage (2006) *Guidance on conservation area appraisals*. Available on www.english-heritage.org.uk and www.helm.org.uk

English Heritage (2006) *Guidance on the management of conservation areas*. Available on www.english-heritage.org.uk and www.helm.org.uk

English Heritage (2009) *Research into the Thermal Performance of Traditional Windows: Timber Sash Windows*. Available on <http://www.climatechangeandyourhome.org.uk>

Government Office for Yorkshire and the Humber (2008) *The Yorkshire and Humber Plan. Regional Spatial Strategy to 2026*. London: TSO. Available on www.goyh.gov.uk

b) Topic-specific Publications

BBC (2003) 'Inside Out: The Shotgun Gardener', www.bbc.co.uk/insideout/yorkslincs/series3/gardening_shotgun_yorkshire_reginald_farrer.shtml

Lamb, Michael (1991) *An Appraisal of Settlements in the Yorkshire Dales National Park. A Report to the Yorkshire Dales National Park Committee*.

Johnson, David (2008) *Ingleborough Landscape and History*. Lancaster: Carnegie Publishing Ltd

Winstone, P J (2007) *A History of the Church in Clapham*. Available at the village store.

c) Publications by the Yorkshire Dales National Park Authority

YDNPA (2002) 'Design Guide', www.yorkshiredales.org.uk/design-guide_web.pdf

YDNPA (2005) 'Advice Note 1: Replacement Windows & Doors', www.yorkshiredales.org.uk/windows_and_doors_advice_note.pdf

YDNPA (2006) Yorkshire Dales Local Plan 2006

YDNPA (2009) Corporate Plan 2009/10

YDNPA (date?) 'Summary Guide for Property Owners and Developers', www.yorkshiredales.org.uk/summary_guide_for_property_owners_and_developers.pdf

d) Government Legislation and Guidance

Department for Communities and Local Government (2010) *Planning Policy Statement 5: Planning for the Historic Environment*. London: TSO. Available on www.communities.gov.uk

Department for Communities and Local Government, Department for Culture, Media and Sport, English Heritage (2010) *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. Available on www.english-heritage.org.uk

Department for Culture, Media and Sport (2010) *The Government's Statement on the Historic Environment for England 2010*. Available on <http://www.culture.gov.uk>.

Office of the Deputy Prime Minister (2004) *Planning Policy Statement 7: Sustainable Development in Rural Areas*. Available on www.communities.gov.uk

Planning (Listed Buildings and Conservation Areas Act) 1990. Available on www.opsi.gov.uk

Town and Country Planning Act 1990. Available on www.opsi.gov.uk

Town and Country Planning (General Permitted Development) Order 1995 (as amended). Available on www.opsi.gov.uk

e) Websites

Clapham village website: www.claphamyorkshire.co.uk

Ingleborough Hall Outdoor Education Centre: www.ingleboro.co.uk

9.2 Glossary of Terms and Abbreviations

Ashlar	Dressed stone wall of smooth surface, usually made of rectangular stone blocks and very thin mortar joints.
Designation	The way of marking that a building, monument or landscape has special interest in the national context, and protecting it by law. In the United Kingdom, there are currently seven categories: listed buildings, conservation areas, scheduled monuments, registered parks and gardens, registered historic battlefields, protected wreck sites, and World Heritage Sites.
Domesday	The Domesday Book is the record of the great survey of England, which was completed in 1086. To achieve this, William the Conqueror sent men all over the country to find out what or how much each landholder had in land and livestock, and what it was worth. Mention in 'Domesday' implies that a settlement has existed since at least 1086 but not necessarily in the same location.
Double-fronted	House with a central door, its front symmetrical about an axis through the door.
Drumlin	Elongated whale-shaped hill or 'humps' in the landscape, formed by glacial deposition. The pattern of the drumlins can be used to identify the direction of ice movement.
Fanlight	Window immediately over a door to light the passage or room behind.
Grade I, II*, II	Within the listed buildings designation, there are three rankings. The highest is grade I, which applies to buildings with <i>exceptional interest</i> , followed by grade II*, which are particularly important buildings of <i>more than special interest</i> . However, the vast majority of listed buildings are grade II, which are of <i>special interest</i> .

Hood mould	Horizontal moulding or string course for throwing water off and thus protecting windows below.
Heritage asset	Building, monument, site or landscape of historic, archaeological, architectural or artistic significance, whether designated or not. Conservation areas are designated groups of heritage assets where the whole is greater than the sum of its parts.
Listed building	Structure or feature designated by the Secretary of State for its special historic and/or architectural interest.
Lynchet	Feature of old field systems: earth bank that has built up on the slope of a ploughed field. The disturbed soil slipped down the hillside creating a positive lynchet, while the area reduced in level became a negative lynchet. Some believe they were passively formed under the long-term action of gravity and weathering on the loosened soil of a ploughed slope, while others think they may have been intentionally formed to prevent erosion and slippage of the field.
Modillion	Ornamental bracket used in series under a cornice, seemingly supporting the eaves of an overhanging roof.
Mullion	Upright (stone) member dividing the lights of a window.
Newel post	Primary vertical post to support handrail of a staircase.
Pediment	Classical equivalent of a gable which is triangular in shape and often used without any relation to the roof or simply over an opening.
Pilaster	Flat version of a column, a slim rectangle on plan, as part of the relief of a façade/wall surface.
Rock-faced stone	Dressed stone, well jointed but worked on the face to give the appearance of being naturally broken.
Slobbered rubble	Mortar splattered over stonework, instead of neatly filled joints.
Voussoir	Wedge-shaped stone used in building an arch.
Watershot masonry	Dressed stone or squared rubble, laid with sloping beds and faces tilted slightly over toward the ground so that water does not penetrate the joints.

9.3 Contacts

English Heritage (Yorkshire regional office)

Address: 37 Tanner Row, York, North Yorkshire, YO1 6WP

Phone: 01904 601 901

Email: yorkshire@english-heritage.org.uk

Web: <http://www.english-heritage.org.uk>

North Craven Building Preservation Trust

Address: c/o Pendle Heritage Centre, Colne Road, Barrowford, Nelson, BB9 6JQ

Phone: 01282 877 686

Web: <http://www.ncbpt.org.uk>

North of England Civic Trust

Address: Blackfriars, Monk Street, Newcastle upon Tyne, NE1 4XN

Phone: 0191 232 9279

Email: admin@nect.org.uk

Web: <http://www.nect.org.uk>

Yorkshire Dales Millennium Trust

Address: Old Post Office, Main Street, Clapham, LA2 8DP

Phone: 015242 51002

Web: <http://www.ydmt.org>

Yorkshire Dales National Park Authority

Address: Conservation & Policy, Yoredale, Bainbridge, Leyburn, North
Yorkshire, DL8 3EL

Phone: 0300 456 0030

Email: info@yorkshiredales.org.uk

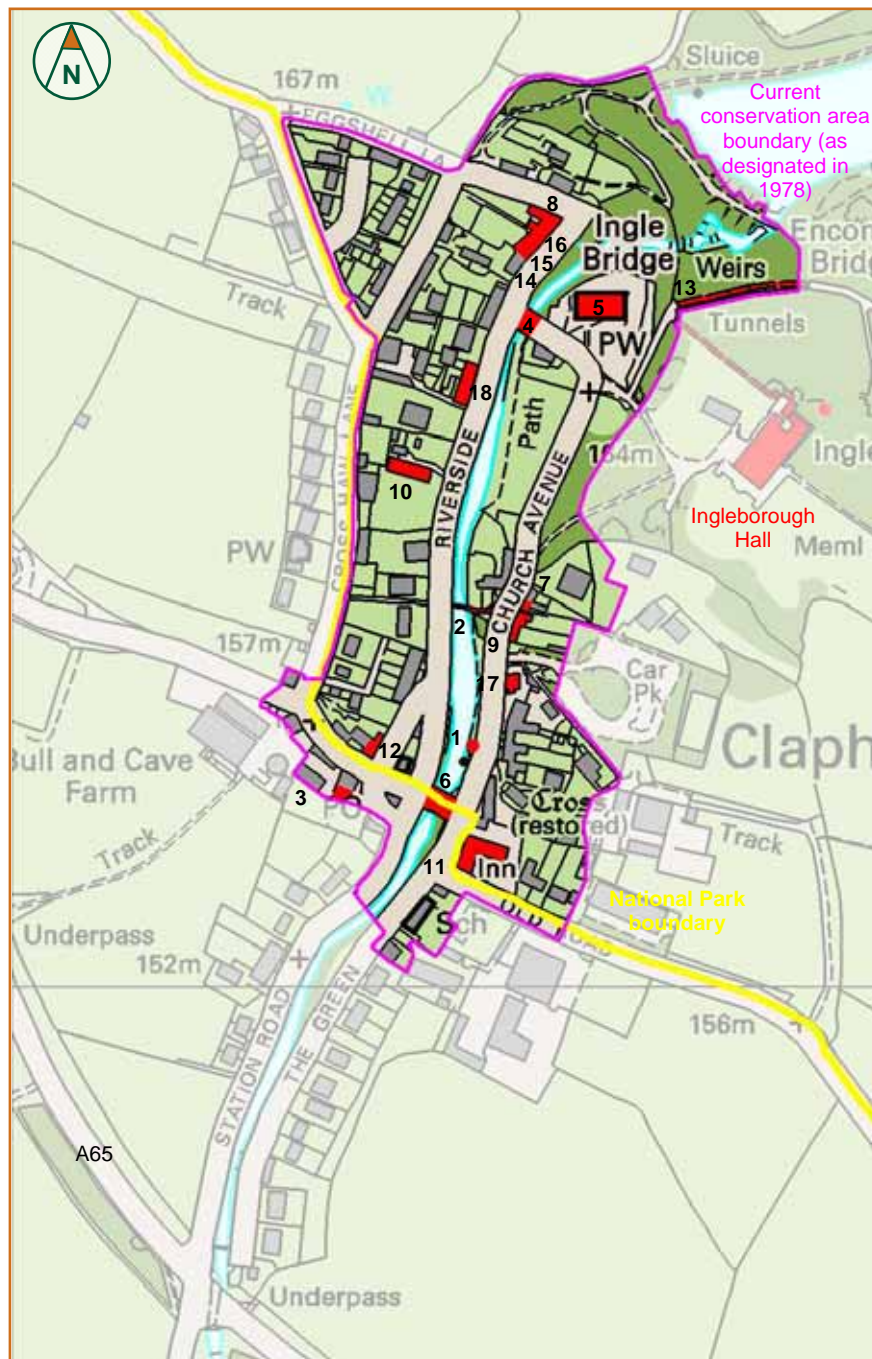
Web: <http://www.yorkshiredales.org.uk>,
<http://www.outofoblivion.org.uk>

9.4 Maps of Clapham

See following pages.

Note: All maps show the conservation area boundary at the time of review that is being reviewed, not any boundary that may be adopted as a result of the review. A map of the newly adopted line can be found under 'Suggested Boundary Changes' ([see 6.0](#)).

Figure 54: Map of Clapham @ 1:5,000 (Based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)



- Listed buildings:** 1. Base to Cross - 2. Brokken Bridge - 3. Bull and Cave Farmhouse - 4. Church Bridge - 5. Church of St James - 6. Clapham Bridge - 7. Cottage at Gildersbank - 8. Fall View - 9. Gildersbank Cottage and Spindle Tree Cottage - 10. Hall Garth - 11. New Inn - 12. Rose Cottage - 13. Servants' tunnel to Ingleborough Hall and gateway (only northern one is currently within the conservation area) - 14. The Beeches (lower cottage) - 15. The Beeches (middle cottage) - 16. The Beeches (upper cottage) - 17. The Old Manor House - 18. Yew Tree Cottages

Figure 55: Clapham in 1851 @ 1:10,000 (Based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)

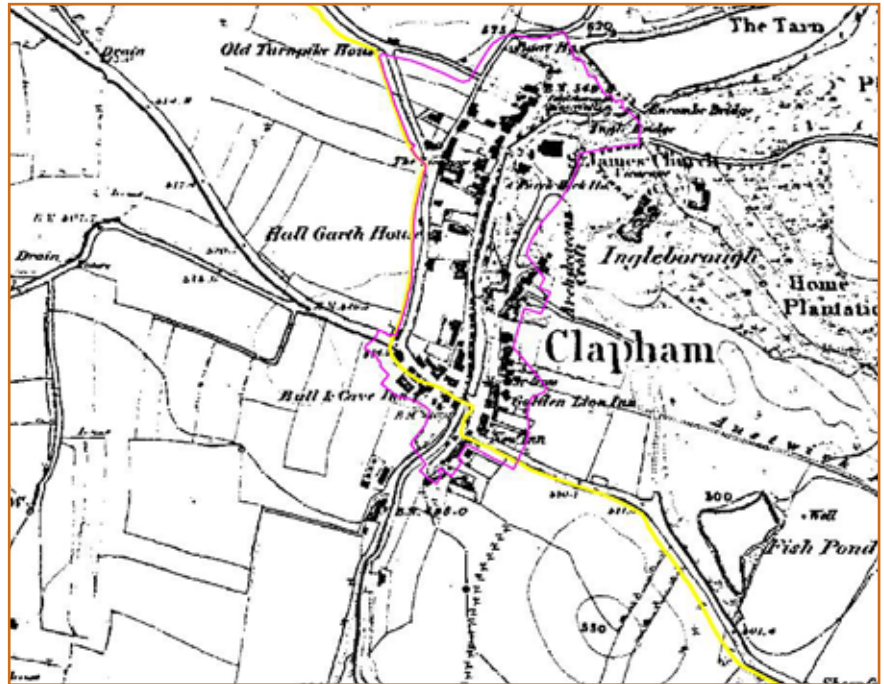
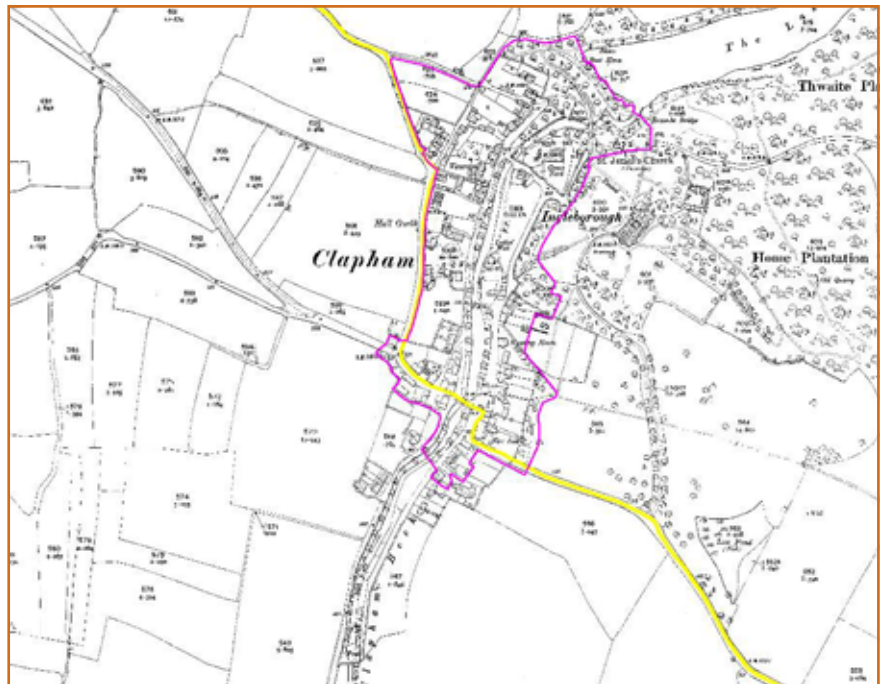


Figure 56: Clapham in 1894 @ 1:10,000 (Based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)



PART II

10.0 Management Proposals/Strategy

General. The management strategy for the Clapham Conservation Area is contained in a separate section as it may need to be updated more frequently than the remainder of the document. It is based on the findings of Part I, having evolved from an understanding of the place and an assessment of its significance and values, as well as its weaknesses and threats.

In January 1987 a generic draft of management guidelines for the Clapham village was set up by the Ministry of Agriculture, Fisheries and Food. It is unclear from the Authority's archive how much of this, if any was implemented.

Proposed actions. During the public consultation period for the Clapham conservation area appraisal (see 5.0), the Authority identified the need for the following management actions:

- Change of the conservation area boundary (see 6.0)
- Article 4 direction on the future use of uPVC replacement products (see 4.4.h)
- Local list for unlisted buildings that are of particular significance to the character and appearance of the conservation area (see 4.4.c)
- 'Raising awareness for the historic environment' event for residents of the village, possibly with the support of the local history group etc.
- Following an audit of the public realm, approach NYCC Highways to repair damaged road surfaces, and to replace or remove damaged or unnecessary poles and road signs
- Disguise salt bins in a less obtrusive colour, and possibly in a natural material such as timber
- Persuade United Utilities and BT to underground timber telegraph poles and overhead wires, if possible

Action Plan. The final strategy, as outlined below, has evolved from the above proposals and will be subject to regular monitoring and review.

Action	Who	Status	Date
Change conservation area boundary	YDNPA	Scheduled	Jan 2011
Article 4 direction on uPVC replacement products	YDNPA	Pending	TBC
Local List for unlisted buildings	YDNPA	Pending	TBC
'Raising awareness for the historic environment' event for residents	YDNPA, J Innerdale, K Pearce, J Quartermaine, D Johnson	Under preparation	Spring 2011
Liaise with Highways to repair, de-clutter and improve features in the public realm	YDNPA, NYCC	On-site audit	Oct 2010
Underground telegraph poles and overhead wires	YDNPA, statutory undertakers	No funding currently available	On hold



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