

# Conservation Area Appraisals in the Yorkshire Dales National Park Buckden



**YORKSHIRE DALES**  
National Park Authority

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## 1.0 Introduction

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 <sup>1</sup>.

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

<sup>2</sup> English Heritage (2006) *Guidance on conservation area appraisals & Guidance on the management of conservation areas*.

As the local planning authority, the Yorkshire Dales National Park Authority has a statutory duty to consider whether any parts of the National Park are worthy of Conservation Area status, and to keep that consideration under review. Ideally, existing appraisals should be reviewed every five years.

Buckden was designated as a Conservation Area in January 1969 by the West Riding County Authority. It is now one of thirty-seven such designated areas within the Yorkshire Dales National Park. As Buckden was designated prior to 1990, before the time when an in-depth appraisal of the character of the area was a statutory requirement, it was published with a designation statement only. During 1991 a further short analysis of the village was carried out by Mike Lamb as part of a National Park wide village survey. Both of these documents now fall short of the current English Heritage guidance on content and layout <sup>2</sup>. This document therefore provides the first comprehensive appraisal of Buckden Conservation Area.

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

### 1.1 The Area

Buckden is a small village in Upper Wharfedale, centred around National Grid Reference SD 942 771. The Conservation Area covers an area of 5.19 hectares, and encompasses the majority of the village. The overall character of the place is both informal in terms of its historical development and rural due to its vernacular architecture and natural landscape setting (**see figure 01**).

**Figure 01:** Buckden village: informal and rural character (photo © Richard Watts, YDNPA, 2009)



## 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 represents an opportunity to re-assess Buckden Conservation Area, and to evaluate and record its special interest (see 3.0-4.0). It will describe the historical development of the settlement, draw out the key elements of its character and quality as it is now, define the positive and negative features of the area, and suggest opportunities for beneficial change. However, neither the designation nor appraisal should be seen as an end in itself, but as a step towards the conservation and enhancement of Buckden'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 that would alter what makes Buckden attractive in the first place, and to help promote positive change.

The appraisal provides information about the environment of Buckden Conservation Area for residents, the wider public and other stakeholders. However, it is always advisable to contact the Authority when planning to undertake any work on listed buildings or structures within the vicinity of designated heritage assets.

**Scope.** The appraisal was created through the use and study of a wide range of sources from the Historic Environment Record, including aerial photography, and historical maps, combined with a number of site visits, to assess the current physical condition of the area.

The draft document will be available for public consultation from 01/05/2010 to 16/07/2010 (see 5.0). This consultation will include North Yorkshire County, Craven District and Buckden Parish councils, and local residents and businesses. An online consultation process is also underway, to inform the wider public of the appraisal. The appraisal will then be reviewed in the light of comments received before being adopted by the Authority.

## 2.0 Planning Policy Framework

The 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, the area's regional spatial strategy until 2026, 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.

### 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*

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

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

<sup>3</sup> Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(2).

<sup>4</sup> Planning (Listed Buildings and Conservation Areas) Act 1990, section 71.

<sup>5</sup> *ibid*, section 72.

**Designation.** It is the duty of the Authority to designate such areas <sup>1</sup>, preferably with input from the local community. Yet this should never be undertaken solely in response to local pressure or to secure the future of a particular building, but only if an area is of sufficient special interest <sup>2</sup>. The quality and interest of areas rather than of individual buildings should be the prime consideration. Furthermore, designation is not likely to be appropriate as a means of protecting landscape features, except where they form an integral part of the built historic environment.

**Review.** It is also the duty of the Authority to regularly review our conservation areas and, where appropriate, designate new parts <sup>3</sup>. Likewise, if the original interest is so eroded by subsequent changes that it is no longer special, boundary revisions or cancellation should be considered.

**Performance.** Further duties of the Authority comprise, in consultation with the public, formulating and publishing proposals for the preservation and enhancement of the conservation areas in the National Park <sup>4</sup>. It will also seriously consider the desirability of preserving or enhancing their character or appearance when exercising planning powers <sup>5</sup>. National Park family indicators provide a tool to monitor the Authority's performance regarding these functions.

**Implications.** Conservation area designation may result in resource implications for owners, developers and residents because of 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 Authority and the public.

**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 manage-

ment 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 Authority.** Designation enables us to apply robust conservation policies to an area, with the appraisal providing a sound basis for planning decisions. Moreover, it automatically brings additional safeguards, such as the need for consent when demolishing unlisted buildings and walls<sup>6</sup> or lopping and felling trees<sup>7</sup>. 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 National Park designation already reduces the rights granted under the General Permitted Development Order<sup>8</sup>.

Under Article 4 of the same order, the Authority may impose directions to further withdraw permitted development rights. This is justified *where there is firm evidence to suggest that permitted development which could damage the character or appearance of a conservation area is taking place or is likely to take place, and which should therefore be brought into full planning control in the public interest*<sup>9</sup>. Likewise, under Policy HE4.1 of PPS5, local planning authorities are advised to consider the use of Article 4 directions in case permitted development rights would undermine the aims of the historic environment, to ensure new development is given due consideration<sup>10</sup>.

When creating a formal appraisal such as this, the Authority produces a document designed to help safeguard, manage and improve the area within its historic context, but it is also one which will be taken into account by the First Secretary of State when considering related planning appeals.

<sup>6</sup> Planning (Listed Buildings and Conservation Areas) Act 1990, section 74(1).

<sup>7</sup> Town and Country Planning Act 1990, section 211(3).

<sup>8</sup> Town and Country Planning (General Permitted Development) Order 1995, schedule 2 part 1.

<sup>9</sup> English Heritage (2006) *Guidance on the management of conservation areas*, paragraph 5.22.

<sup>10</sup> PPS5: Planning for the Historic Environment (2010).

## 3.0 Definition of Special Interest

The purpose of this appraisal is to define the special interest of Buckden 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**.

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

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

When searching for the special interest of Buckden 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 an legitimate interest in it <sup>1</sup>. 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 <sup>2</sup>.

### 3.2 Summary of the Special Interest of Buckden Conservation Area

The special character of Buckden lies in the combination of the following factors:

- the spectacular landscape setting of the area.
- the interesting historical development of the settlement, from medieval forest hunting ground, through the post-medieval industrial community, to the modern village.
- the combination of contrasting character areas, creating a distinctive whole.
- the presence of some attractive and distinctive buildings.

## 4.0 Assessing Special Interest

This chapter at the core of the appraisal comprises a detailed analysis of the special interest of Buckden 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 Buckden Conservation Area.

#### a) Location and Context

**Figure 02:** General Location Map - extract from Ordnance Survey Landranger Map. (Image derived from Ordnance Survey mapping © Crown copyright. All rights reserved, 100023740, 2010)



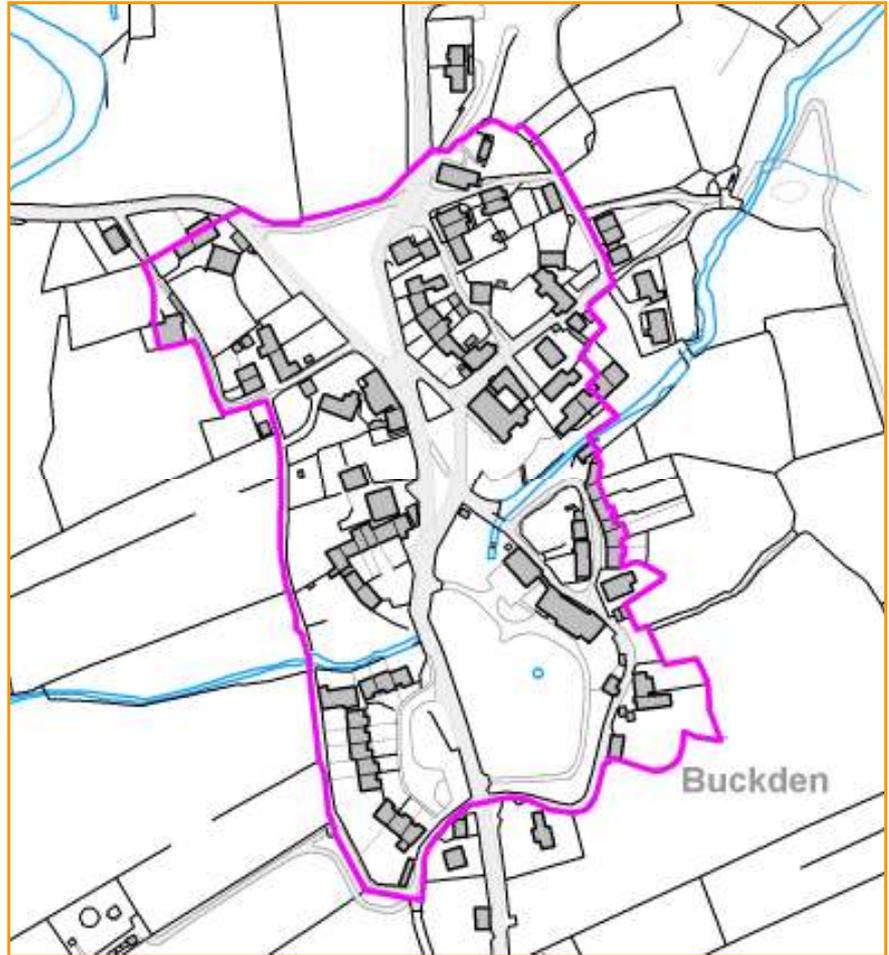
Buckden is a village and civil parish in the Craven district of North Yorkshire. It is situated in the Yorkshire Dales National Park, approximately 10 miles north of the town of Grassington on the B6255 (National Grid Reference: SD 942 771). The village nestles in the bottom of the steeply sided valley of Wharfedale where Buckden Beck, which rises on Buckden Pike, joins the River Wharfe as it gently meanders along the narrow flood plain. The village stands at the junction of two long established roads, the Langstrothdale road giving access to upper Wensleydale to the north-west and the Kidstones pass road giving access to Bishopdale and then to mid Wensleydale to the north-east. These transport routes were very likely a significant factor in the village's early establishment. According to the 2001 census the parish of Buckden had a population of 184.

Whilst the settlement was historically dependant upon agriculture and the lead mining industry, the focus of economic activity has now very much shifted to serve the modern tourist industry. A very large proportion of the buildings within the conservation area are now holiday cottages and sec-

ond homes, which has caused a significant reduction in the size of the local community.

## b) General Character and Plan Form

**Figure 03:** Current boundary of Buckden Conservation Area.  
(Image derived from Ordnance Survey mapping © Crown copyright. All rights reserved, 100023740, 2010)



Four main factors have dictated the general form of Buckden. To the west is the River Wharfe which meanders along a narrow flood plain, to the east stands the dominant fells and slopes of Buckden Pike and to the south the enclosed gardens of Buckden House. These three influences have, up to the later 20th Century, hemmed the village in. The other principle influence on the form of the village is the junction of the roads from Kidstones pass and from Langstrothdale which dominates the northern end of the village and its southwards continuation which effectively cuts the village into two parts. The western part is sandwiched between this road and junction and the River Wharfe flood plain. These properties stand on a terrace raised slightly above the flood plain. The western limit of the village is the 'back lane', a narrow, mainly gravelled lane that runs along the back of the properties and links the Langstrothdale road and the Kettlewell road.

Buckden House forms the former southern limit of the village. It stands within its own walled grounds, the walls tall and the back of the substantial house turned towards the village as if to keep it out. Until the 20th century virtually no development had occurred to the south of this substantial building. The remainder of the village, served by a series of small alleys and accesses, is cramped between the lower slopes of Buckden Pike, the road from Kidstones to Kettlewell and Buckden Beck. The structures here are mainly former farmsteads with a mix of agricultural and domestic buildings, and are tightly and unevenly packed into this gently sloping space. Some of the former farm buildings have now been converted to dwellings and a small complex standing at the very foot of the

steeply sloping fells has been demolished with new housing built in its place.

In essence the village has three distinct areas; the narrow riverside terrace and its spaced out building complexes to the west, the tightly packed dwellings and buildings to the north east and the imposing Buckden House and its grounds to the south.

### **c) Landscape Setting**

The village is set within dramatic countryside with significant views to the wider landscape, in particular along Wharfedale southwards towards Kettlewell and to the north-west along Langstrothdale. Strikingly more sublime views can be seen up to the village of Cray and the Kidstones Pass to the north, sheltering under the bulk of Buckden Pike to the east while more gentle views west across the Wharfe to the slopes of Haw Fell complete the circle.

The quarries and screes on the fells above Buckden clearly evidence the source of the building stone for the houses of the village and the many barns and field walls that typify the area. The flat flood plain and steep sided fells have dominated and shaped the form of agricultural practices of the local population and therefore the type and form of buildings needed to serve them. The exploitation of the nearby mineral resources, principally lead, has also influenced the nature of local properties.

## **4.2 Historic Development and Archaeology**

This section describes the origins, archaeology and historic development of Buckden Conservation Area. It has been created through the study of a wide variety of sources contained within the Authority's Historic Environment Record including building surveys, archaeological reports, old maps and photographs, and historical sources. The 'History of the Parish of Buckden' page of Buckden Parish Community's website has also been consulted often whilst researching the origins and historic development of the village<sup>1</sup>.

<sup>1</sup> Buckden Parish Community Website (2010), 'History of the Parish of Buckden', <http://www.buckden.org/>

### **a) Origins and Historic Development of the Area**

The earliest evidence of human habitation in the parish dates back to late prehistory, with Bronze Age and Iron Age evidence of habitation found in a number of locations in Langstrothdale to the north west of Buckden.

On the edge of the village is the site of an earthwork settlement of probable Iron Age or Romano-British date, identified during survey work in March 1991. The bridleway known as Buckden Rake follows the path of a probable Roman road, heading up through Rakes Wood towards Cray and then over Stake Moss.

Apart from this site there is no evidence that there was any further settlement at Buckden before the early medieval period. Buckden is not mentioned in the Domesday Book so any early settlement may have ceased before this time. However a settlement was probably established or re-established shortly after, in the 12th Century, as the administrative centre for the Norman hunting forest of Langstrothdale Chase. This was one of ten hunting forests in the Dales and was controlled until 1534 by the Percy family, who had been the Earls of Northumberland since 1377. The small hamlets of the parish also seem to have beginnings around this time, with outlying administrative lodges established at Cray, Hubberholme, Raisgill, Yockenthwaite, Deepdale, Beckermonds and Oughtershaw, where officials were responsible for managing the forest and collecting rents. The Chase was subject to strict regulation enforced by a court known as the "Woodmote" which met every 40 days. The villagers of the chase would have had some rights including collecting firewood and honey, and grazing pigs. The parish church at Hubberholme

dates from this period, and was originally a forest chapel dedicated to St Oswald.

By 1379 the area appears to have had a sizeable community with the Poll Tax returns for that year registering 40 families within and around Buckden. Certainly lead mining had been introduced into the area by this time as in 1369 there was trouble between the Percy family, with holdings around Buckden, and the Nevilles' of Middleham Castle, who were accused of stealing lead from the Wharfedale veins. While nowadays the Pike is frequented largely by sheep and walkers, between the 16th and 19th centuries, the western slopes were an industrial landscape. Lead mining developed around Buckden; the remains of two smelt mills are located on the opposing sides of the valley, and Buckden Gavel mine on the flank of Buckden Pike. Buckden Gavel mine is at a height of some 560m, was opened in 1803 and was worked until 1877 when it was abandoned. The adjacent site of Buckden High Smelt Mill had fallen into disuse by the time that the Buckden Gavel level was driven, and so the resulting ore was taken to Buckden Low Smelt Mill, located directly across the valley, until 1843 when Starbottan Cupola took over. Although it is now some 130 years since the workings were abandoned, the impact on the landscape can still be appreciated.

By the eighteenth century stone building had started here as elsewhere and Buckden has some fine examples of early barns dating from this period. The 18th Century Buckden House has been the home of a number of families who appear to have owned the whole village so that its growth and layout owes much to being an estate village rather than an independent collection of houses. This relationship can be seen clearly in the layout of the village, with much of the residential area tucked away behind Buckden House, to the north-west of the conservation area. Buckden House at the time of building enjoyed wide views to the south across the valley and land located beyond the road seems, on the 1856 first edition 6" Ordnance Survey map, to have been a walled garden across which Buckden House had views of the wider landscape. This is a not uncommon feature of eighteenth century country house layout. Buildings located just north of this possible former walled garden have the appearance of a stableyard and stable complex and may well have been built to service Buckden House during this time. The remainder of the village is located to the north of Buckden House and all new development up to the late 1800's took place in this area, well out of the view of Buckden House.

The small school, a mid-Victorian mock Gothic building, was organised and paid for locally. It was opened in about 1857 and closed in 1933. The school-room is still used for Parish events, while the School House is now a private residence.

## **b) Archaeology**

Much of the earlier archaeology in the area lies outside the conservation area boundary. This includes evidence for medieval agriculture and historical trackways, and the industrial remains located on Buckden Pike and the neighbouring hills, including many stone quarrying sites and the larger scale remains of Buckden Gavel Mine, Buckden High Smelt Mill and Buckden Low Smelt Mill.

Perhaps the most important site is the site of an earthwork settlement located to the north-east of the village. Comprising 2 probable and 4 possible house platforms of probable Iron Age or Romano-British date, the site was first identified in 1991. Associated features included what appeared to be the remains of a flagged floor exposed within the interior of a probable house platform; and a linear earthwork boundary at the north of the site. Partially collapsed enclosure-period field walls of eighteenth or nineteenth century date were also identified by the survey. These may be contemporary with the existing stone field walls. The site archive and detailed excavation report have been deposited with Craven Museum, in

Skipton. This settlement lies beside the route of the Roman road, between the Roman forts at Ilkley (Olicana) and Bainbridge (Virosidum). The bridleway known as Buckden Rake follows the path of the Roman road, heading up through Rakes Wood towards Cray and then over Stake Moss.

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 resource, maintained by the Authority.

### 4.3 Spatial Analysis

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

#### a) Character and Interrelationship of Spaces within the Area

Much of the conservation area is dominated by a feeling of confinement, characterised by the narrow, winding alleyways, and intimate settings of the houses within the village. This sense of confinement is magnified by the towering presence of Buckden Pike, and completed by the opposing hills of Haw Fell. Within the village itself, the overriding feeling is one of intimacy and privacy, with many of the houses tucked away along short alleyways and hidden around corners, to the extent that few of the buildings can be appreciated from a distance, and the village must be explored a little at a time. Indeed, one of the few open spaces within the conservation area is provided by the village green, and is used as one of the few communal gathering spaces within the village. As many of the buildings to the immediate east of the green are relatively recent constructions, it may be that we can see historical encroachment onto what was once a much larger, rectangular shaped green. More detailed survey of this area would be a great aid in charting the historical development of Buckden. Other smaller open spaces can be found, notably the area immediately outside the Buck Inn, now used as a car park, and the larger gardens found throughout the village. These gardens are however, often hidden behind walls or buildings and remain as private areas. The sense of intimacy is further reinforced by the high walls and large trees of Buckden House, which are highly effective in separating the grounds of the house from the rest of the village. The contrast between public and private areas within the village is one of the defining characteristics of the conservation area.

#### b) Key Views and Vistas

**Figure 4:** Aerial Photograph of Buckden. (photo © YDNPA, 2003)



The village is set within dramatic countryside with significant views to the wider landscape, in particular along Wharfedale southwards towards Kettlewell, and to the north-west along Langstrothdale. Strikingly more sublime views can be seen up to the village of Cray and the Kidstones Pass to the north, sheltering under the bulk of Buckden Pike to the east while more gentle views west across the Wharfe to the slopes of Haw Fell complete the circle. Impressive views down the valley were historically obtained from Buckden House, and it is probable that much of the woodland visible down the valley, such as at Birks Wood and Firth Wood, was planted for the owners of Buckden House, to improve this view. Perhaps the best views however, are obtained by climbing to the summit of nearby Buckden Pike, where a striking view of the whole conservation area can be seen. Spectacular vistas of the surrounding landscapes can also be appreciated from this position.

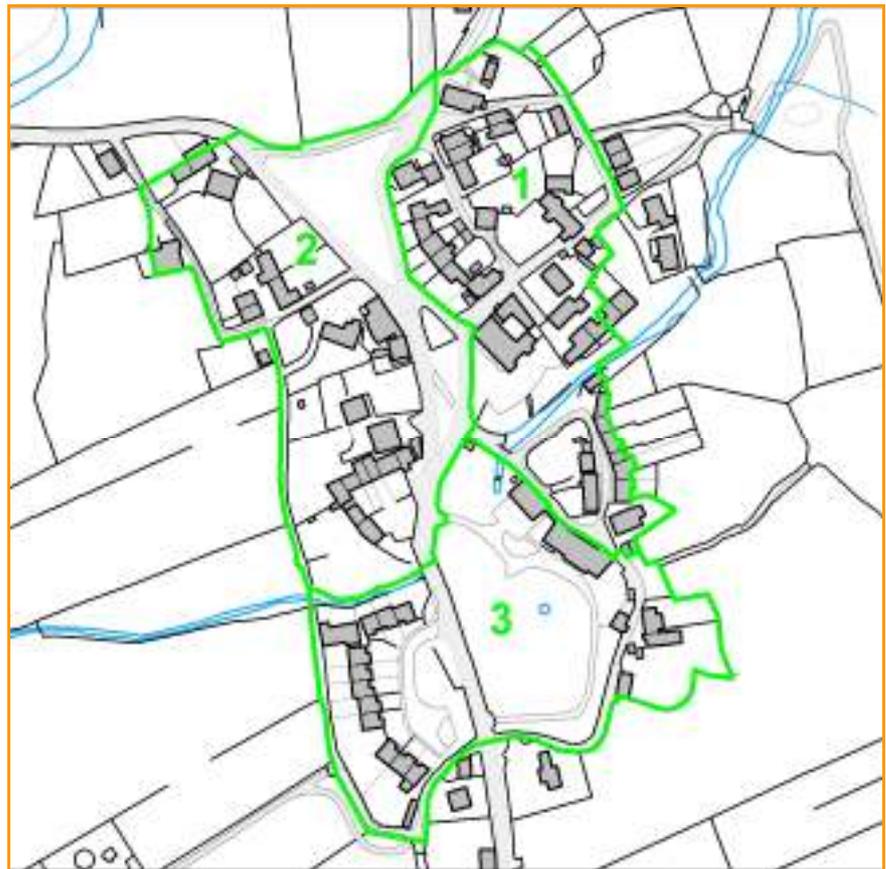
## 4.4 Character Analysis

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

### a) Definition of Character Areas Or Zones

Buckden Conservation Area can be divided into three different character zones (**figure 05**), as identified below:

**Figure 05:** Character Areas of Buckden Conservation Area.  
(Image derived from Ordnance Survey mapping © Crown copyright. All rights reserved, 100023740, 2010)



**(1)** The densely packed residential area in the north-east of the conservation area. Consisting largely of terraced and attached housing, this area represents the main residential portion of the village, and is characterised by the tight alleyways and intimate setting of the structures.

(2) The loosely packed agricultural area in the north-west of the conservation area. Consisting of more loosely packed structures and farmsteads, this area also includes the village green, and essentially represents the more open, public spaces of the conservation area.

(3) Buckden House and its associated grounds, located in the southern portion of the conservation area. The large house and gardens of Buckden House represents the private holding of the wealthy industrial age family, around which the form of Buckden village was centred. This character area includes the land to the south-west of Buckden House, which, although now a modern housing development site, was originally integral to the impressive views obtained from Buckden House.

#### **b) Activity and Prevailing Or Former Uses and Their Influence On Plan Form and Buildings**

The village of Buckden is largely dependent upon its agricultural past for its appearance, indeed most of the older structures within the settlement are conversions of former agricultural buildings. Whilst farming activity still continues, it is now much diminished, and the focus of most economic activity within the village has switched to tourism. This change in activity has led to the introduction of new architectural styles and additions, many of which have unfortunately diluted the character of the conservation area.

As well as its agricultural history, the post-medieval industrial heritage of the area has also impacted upon the character of the settlement. This is most evident in the style of housing found within the village, which is largely functional, and relatively unadorned, and reflects the practical needs of the industrial workers community. The materials used to construct the various buildings would have been sourced as locally as possible to reduce the cost of construction; indeed, the remains of many stone quarries can still be seen immediately outside the village.

The plan form and layout of the village has been heavily influenced by the historical dominance of Buckden House over the rest of the settlement. Much of the southern half of the village was originally undeveloped, so that the owners of Buckden House could enjoy extensive views down the valley. Indeed, it was not until the 20th century, when the settlement ceased to function as an estate village that development was permitted here. As a result, the main residential area was cramped into the north-east of the village, behind, and out of sight of Buckden House, very much reflecting its nature of service to the estate owners.

#### **c) Quality of Buildings and Their Contribution To the Area**

The present village plan form mainly originates from the seventeenth to nineteenth centuries, when much of its employment depended on agriculture and the industries nearby (see 4.2.a). This has largely resulted in vernacular buildings based around the practical, utilitarian needs of the community. As changes in industrial and agricultural activity around the village occurred, new structures were planned and constructed in the architectural style typical of their period. This has resulted in a mixture of differing architectural styles throughout the conservation area, reflecting the various activities connected to the settlement.

The majority of the structures within the conservation area are constructed using local limestone. This is usually found as rough rubble blocks in the agricultural structures, such as Town Head Barn, and Heber Farm, combined with the use of prominent through stones. The more residential structures, such as Greystones, and the row of cottages usually use a neater, dressed stone in their construction. Roofs are almost exclusively of sandstone slate throughout the conservation area. Ornamental features are generally limited throughout the village, with most of the buildings having an unassuming and reserved character. Several

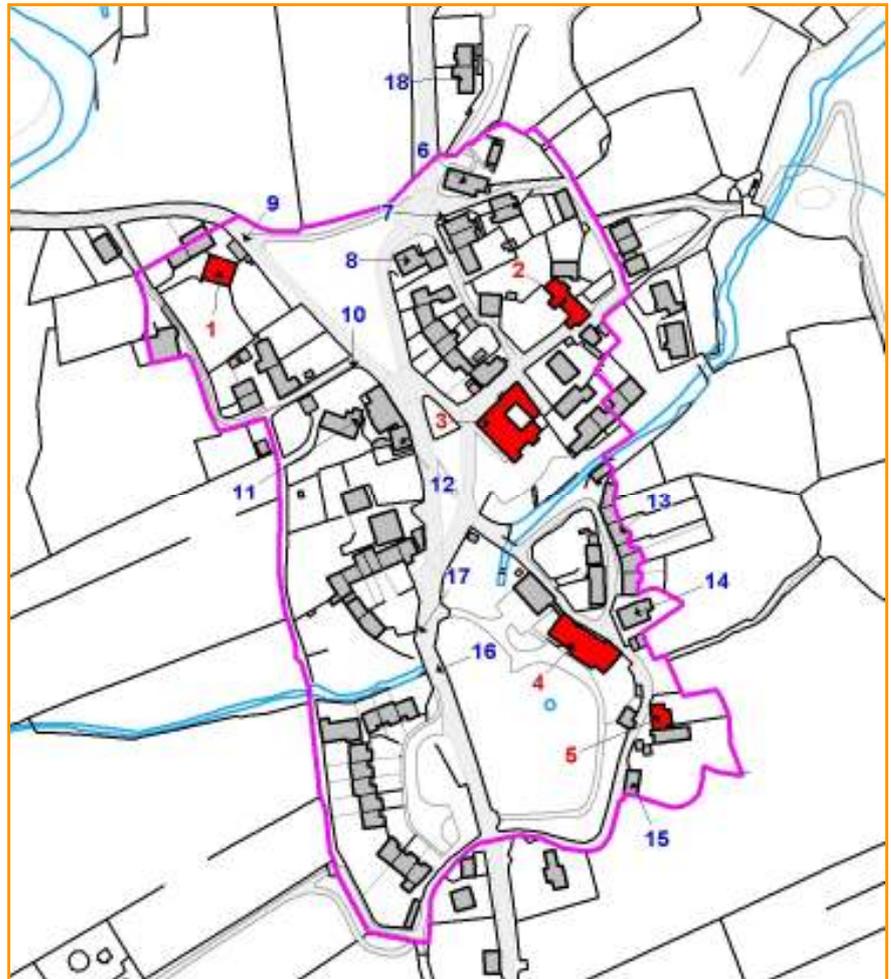
structures feature mullioned windows, notably Buckden House, which stands out as being the most ostentatious building in the conservation area. Over the last 50 years, the number of alterations and additions to many of the structures has considerably impacted upon the character of the settlement. The removal of original features, and introduction of unauthentic ornamentation, such as wrought iron balconies and imitation Victorian gas lamps, serves only to dilute and erode the charm and character of the village.

Other original architectural features observable in the village include the use of kneeler stones and gable coping to some of the roofs in the village, such as that visible on the Manor House. Several structures within the conservation area have walls that are whitewashed with lime, or show evidence of prior whitewashing, particularly noticeable at Buckden Village Store. This treatment would have helped to protect the buildings from the prevailing westerly winds, and would have helped to keep moisture out of the walls. There are also several dovecotes within the village; the dovecote built into the roof space of Ivy Cottage is a particularly fine example. These structures were used to house pigeons, which were viewed as a valuable commodity in the past, and were exploited for their meat, eggs and feathers. Even their droppings were collected to be used as fertiliser.

Local distinctiveness of the Conservation Area is further enhanced by the many smaller features found within the settlement. These include the two churn stands, the numerous dovecotes, the bridge liability marker, and the K6 telephone box, each of which provides a link to the past history of Buckden.

#### d) Key Buildings or Structures

**Figure 06:** Key Structures within the Conservation Area, both listed and unlisted.  
(Image derived from Ordnance Survey mapping © Crown copyright. All rights reserved, 100023740, 2010)



**Listed.** There are 5 listed buildings in the Buckden Conservation Area. The listing name may cover several structures and should not therefore

be relied upon to refer only to the main building. It should be noted that other related structures such as boundary walls, outbuildings, enclosures, garden features, gates, etc. may also be protected by the listing. It is always advisable to contact the National Park Authority for advice when planning to undertake any work to a listed building or to any structures near a listed building. The principal structures, as identified and numbered in the previous map (figure 06), are:

**Figure 07:** Manor House. (photo © Richard Watts, YDNPA, 2009)



1. Manor House - This is a grade II listed building, originally dating from the late 17<sup>th</sup> and early 18<sup>th</sup> centuries. Constructed mainly of coursed limestone rubble, the building features chamfered mullion windows and a graduated stone slate roof.

**Figure 08:** Ivy Cottage. (photo © Richard Watts, YDNPA, 2009)



2. Ivy Cottage – This very attractive house, dated to 1705, includes some later 18<sup>th</sup> century alterations. It is grade II listed and is constructed mainly of limestone rubble with a graduated stone slate roof. The building also features a particularly fine example of a dovescote in the roofspace of the southernmost porch. The majority of the windows are traditional sash windows, with chamfered dressed stone surrounds.

**Figure 09:** The Buck Inn. (photo © Richard Watts, YDNPA, 2009)



3. The Buck Inn – This grade II listed Inn dates from the early to mid 19<sup>th</sup> century, and is mainly constructed of coursed squared gritstone, with a grey slate roof. The windows are traditional timber sash windows, with simple plain stone lintels and surrounds. The building has some considerable later alterations and extensions, though these are built in keeping with the style of the original structure.

**Figure 10:** Buckden House. (photo © YDNPA, 1997)



4. Buckden House – This large house is grade II listed, and dates from the mid 18<sup>th</sup> century, though includes some 19<sup>th</sup> century extensions and alterations. The building is constructed of coursed squared gritstone and features a graduated stone slate roof. The building has some nice architectural features, particularly a fine array of windows, and represents the more historically ornamental face of the village. The windows are traditional timber sash, and many have plain mullions separating the sashes. The layout of the windows is unusual though, as there is a distinct asymmetry in the size of windows used, which serves to give the building an intriguing facade. The large extension on the south-western elevation, featuring the columned porch, is a later addition however.

**Figure 11:** Mullions. (photo © Richard Watts, YDNPA, 2010)



5. Mullions – This is rather a small house, dating to the 17<sup>th</sup> century, and is grade II listed. It is constructed of limestone rubble, with a graduated stone slate roof. The building features a mixture of mullioned and sash windows.

<sup>2</sup> DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide*, paragraph 15.

**Unlisted.** Structures that are not nationally listed but are significant nevertheless, can receive more protection by being designated as locally listed buildings. *Though lacking the statutory protection of other designations, formal identification [...] is material in planning decisions*<sup>2</sup>. Likewise, structures that harm the character and appearance of the area (see 4.4.g) should make way for positive change.

The key unlisted structures that have been identified in Buckden Conservation Area, as numbered on the previous map (figure 06), are:

**Figure 12:** Town Head Barn. (photo © Richard Watts, YDNPA, 2009)



6. Town Head Barn – Recently restored by the National Trust, this building represents one of the better barn conversions within the conservation area, retaining many of its original features. It is constructed of coursed limestone rubble with particularly prominent through stones, and features

a sandstone slate roof. The barn features an intriguing set of external steps, that lead up to a blocked doorway on the southern elevation, which has now been replaced with a window.

**Figure 13:** Phone Box. (photo © Richard Watts, YDNPA, 2010)



7. Phone Box – This is an early style of phone box, of the K6 designation which is becoming increasingly rare, and which adds to the historical interest of the village.

**Figure 14:** Buckden Village Store. (photo © Richard Watts, YDNPA, 2009)



8. Buckden Village Store – This is a typical Dales country farmhouse, now converted to a shop. It is built of coursed limestone blocks, and still features the lime whitewashing that would have been more prominent throughout the Dales. The uPVC windows, featuring fake glazing bars detract from the appearance of the building. The internal neon sign is another detractor

**Figure 15:** Churn Stand outside the Manor House. (photo © Richard Watts, YDNPA, 2010)



**9 & 10.** Churn Stands – These are roadside platforms, dating from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, built to allow easy loading of milk churns onto carts and trucks. The sight of full milk churns awaiting collection would have been common along Dales roads, and these functional structures provide another attractive link to the village’s agricultural past. The illustrated example is particularly unusual, in that it was loaded from behind the wall, through the small hatch.

**Figure 16:** Heber Farm. (photo © Richard Watts, YDNPA, 2009)



**11.** Heber Farm – This is another example of a very well preserved building, constructed from uncoursed limestone rubble, and with prominent through stones on the roadside elevation. The building is still in agricultural use, and provides a very attractive physical link to the farming past of the village.

**Figure 17:** Greystones. (photo © Richard Watts, YDNPA, 2009)



12. Greystones – This is a large house, constructed in the mid 18<sup>th</sup> century, using sandstone and limestone rubble, and with a stone slate roof. The house is of three storeys, though the upper windows on the front elevation have been blocked. The property has a modern extension discretely tucked away behind the main building. The building may have possibly been used historically as a wool store.

**Figure 18:** Row of Cottages. (photo © Richard Watts, YDNPA, 2009)



13. Row of Cottages – This is a group of terraced cottages, typical of the accommodation probably built to house the estate and industrial workers. The attractiveness of the group is quite seriously marred however by the introduction of uPVC windows and the mixed use of plastic rainwater goods and lightweight railings to several properties. The replacement of these very visually detracting features with more authentic materials would be a major improvement to the appearance of the conservation area.

**Figure 19:** The Wesleyan Chapel. (photo © Richard Watts, YDNPA, 2009)



14. The Wesleyan Chapel – This former Methodist chapel is dated to 1891, and is built of coursed limestone blocks. It features ashlar quoin stones and window surrounds, with a stone slate roof. It is no longer in religious use, and has been converted into holiday cottages.

**Figure 20:** Barn used for Agricultural Storage. (photo © Richard Watts, YDNPA, 2010)



15. Barn used for agricultural storage – This is a traditionally built Dales farm building, still used to store agricultural equipment. The building features a large cart entrance door on the west elevation, which would suggest a prior use as a cart shed. Constructed of uncoursed limestone rubble, with a stone slate roof, and large quoin stones, the building appears to be in a very good state of preservation. Regular maintenance checks are vital in ensuring that buildings like this remain in good condition, and can continue to serve a useful function.

**Figure 21:** Buckden Beck Bridge. (photo © Richard Watts, YDNPA, 2010)



16. Buckden Beck Bridge – This is a rather simple construction of dressed limestone blocks, and carries the main road through the village over Buckden Beck. It was very much built as a utilitarian structure, and has little in the way of ornamentation, other than a simple coping layer, though the use of ashlar stones in its construction is quite unusual. The parapet walls are also unusually high, and appear to have been raised at some point; this is most likely the result of a desire for extra privacy by the owners of Buckden House.

**Figure 22:** Bridge Liability Marker. (photo © Richard Watts, YDNPA, 2009)



17. Bridge Liability Marker – This is a small, cast iron post, marking where responsibility for maintenance of the bridge and its carriageway began and ended. It likely dates to the late 19<sup>th</sup> century, and is inscribed WR, for the West Riding of Yorkshire County Council, indicating that they were the body responsible for the upkeep of the bridge. Normally, a pair of markers would have been used, but unfortunately, the marker on the southern side of the bridge has been lost.

**Figure 23:** The Schoolhouse.  
(photo © Robert White, YDNPA,  
2010)



18. The Schoolhouse – Built in the mid Victorian mock Gothic style, the Schoolhouse was organised and paid for locally, and opened in 1857. It is constructed of coursed limestone blocks, with ashlar quoin stones and features some very attractive pointed arch windows. The roof is of Westmorland slate and is at an unusually steep pitch. Several large, mature trees can be found in the grounds, as can the former outhouses, both of which are still intact. The Schoolhouse closed in 1933, and has since been divided into two halves; one half has been converted to a private residence, whilst the other is now used for Parish council functions. Whilst the Schoolhouse was not included within the 1969 Conservation Area boundary, it is now considered that it makes a significantly positive contribution to the character of the village, being particularly visible as one enters the village from the north, and thus warrants inclusion.

**Figure 24:** Buckden Bridge  
(photo © Richard Watts,  
YDNPA, 2010)



Buckden Bridge is a grade II listed building, and is situated to the north-west of the village, on the road from Hubberholme to Buckden. It is constructed of limestone rubble with ashlar quoins and a coursed, hammer-dressed gritstone parapet. The bridge shows clear evidence of having

been widened at some point, to accommodate larger vehicles. Whilst the bridge marks an attractive entry into Buckden, it is quite removed from the rest of the village, and rather too isolated by the adjacent fields to warrant its addition to the conservation area. Its status as a listed building should provide enough protection to ensure the preservation of this attractive structure.

**Figure 25:** Hartrigg House  
(photo © Robert White, YDNPA, 2010)



One final structure worthy of note is the building now known as Hartrigg House. This is a fine Victorian structure, located on the southern edge of the village. It is constructed of coursed, dressed limestone blocks, with prominent ashlar quoin stones and with many fine traditional timber sash windows. The grounds of the house also include many attractive mature trees. The building has an impressive appearance as one enters the village from the south, and has quite an imposing character. Unfortunately, the building is some distance from the current conservation area boundary, and the intervening structures are not of sufficient character to warrant inclusion, having been quite unsympathetically altered, and so the extension of the conservation area boundary to include this building is not considered justified.

#### **e) Prevalent Local and Traditional Building Materials and the Public Realm**

Traditional materials, surfaces and street furniture can contribute positively to the significance of a conservation area as they have the potential of providing a unique setting to the historic architecture, given they are well kept and in good condition. Likewise, inappropriate materials, surfaces and street furniture will have a detrimental effect to some extent and, in extreme cases, even put the whole conservation area at risk. In addition, *transport proposals can affect the setting of heritage assets and highways authorities are advised to consult with the local planning authority in such circumstances*<sup>3</sup>.

<sup>3</sup> DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide*, paragraph 124.

The prevalent traditional building materials used throughout the conservation area are gritstone and limestone, both locally sourced and used as either rubble or dressed stone. Roofs are generally of sandstone, locally referred to as slate, and are usually laid in diminishing courses. Walls of buildings consist of a double skin of stone with a rubble filled core, and with some structures exhibiting quite prominent through stones. Most of the buildings within the conservation area have a utilitarian appearance, though occasional more ornamental touches are present, such as the dovescotes and mullioned windows, and these add considerably to the

appearance of the village. Many of the structures feature quite large quoin stones and also feature dressed window surrounds. Where present, chimneys are of traditional stone with a single over-sailing course. Other decorative features, such as kneeler stones and gable coping are present on some structures, as are datestones (though whether they are in their original location, or are rather incorporations into later structures is sometimes debatable).

The windows in the conservation area would originally have been in timber, in a traditional sash or casement style, though unfortunately, a large proportion of these have been replaced with uPVC windows. Several buildings feature mullioned windows, though these are usually of a simple dressed stone. Drystone walls also contribute to large areas of the conservation area, particularly on the fringes, where the land use changes to agricultural enclosures. Road surfaces within the conservation area are generally of tarmac, though some of the older gravel trackways and drives still survive, and add considerably to the charm of the village. Whilst the need for maintenance and repair of these trackways is appreciated, the increasing tendency to tarmac over these surfaces can have quite a negative effect upon the setting of the local buildings (see figure 26).

**Figure 26:** Unsympathetic Road Resurfacing. (photo © Richard Watts, YDNPA, 2009)



The choice of materials used in resurfacing works should be carefully considered in order to avoid damaging the setting and appearance of the associated buildings.

#### **f) Contribution Made To the Character of the Area By Green Spaces and Its Biodiversity Value**

Given the intimate and confined nature of the settlement, the contribution made by natural features to the character of the conservation area is rather dispersed. Indeed, the village green is the only large area of public greenery found within the conservation area, and being simple grass, its contribution is rather limited. The large garden area of Buckden House does offer some arboricultural interest, though as it is confined within the large walls of the estate, it is rather hidden away, and difficult to access. Likewise, although the village boasts many small gardens, they are equally hidden away in private areas, and therefore their impact is equally reduced. The village does boast some impressive trees though, with many of the larger village gardens featuring some very attractive mature specimens. These trees add considerably to the character of the conservation area, helping to reinforce the intimate nature of the settlement, and

providing an important wildlife habitat, particularly in the Yorkshire Dales, where trees and woodland are scarce. Opportunities for increasing the number of trees within the conservation area do exist, particularly on the northern edge of the village green, where careful planting of small trees should not impact upon the views up the valley.

Perhaps the most important contribution to the character of the conservation area though comes from Buckden Beck. Rivers and streams are a UK Biodiversity Action Plan (BAP) priority habitat. The stream flows through the heart of the village, effectively cutting the settlement in half, before flowing into the River Wharfe, just outside the conservation area. Whilst not always immediately visible, the Beck is very picturesque, especially where it rises out of the conservation area, up towards Buckden Pike. The northern bank features many small trees, which, in addition to being very attractive, also serve to hold the bank together and reduce erosion into the watercourse. The southern bank has no such trees and has eroded slightly in some parts; this situation needs to be monitored, and if necessary, action should be taken to maintain the bank.

**Figure 27:** Buckden Beck.  
(photo © Richard Watts,  
YDNPA, 2009)



It could be argued that the major contribution to the character of the settlement comes not from within the conservation area, but rather from the

fields and the wooded valley slopes that surround the village. As well as being very visually attractive, these areas provide a tangible link to the history of the area, and chart the development of the settlement from a medieval hunting forest, to the more recent agricultural past.

### g) Extent of Intrusion Or Damage (Negative Factors)

*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 asset*<sup>4</sup>. 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.

<sup>4</sup> DCLG *et al.* (2010) *PPS5: Historic Environment Planning Practice Guide*, paragraph 148.

Whilst the vast majority of the structures within the village are occupied and are clearly well maintained, the character of the conservation area has been considerably damaged over the last fifty or so years by the number of unsympathetic alterations that have occurred. The alteration and introduction of many non-traditional elements, such as the use of uPVC windows and rainwater goods, and the replacement of older road surfaces with tarmac, serve only to erode the special qualities of the conservation area, and damage the quality it possesses.

Some of the more conspicuously intrusive of these factors are discussed below:

1. The road signage on the village green (see figure 28). The sheer amount of information that is presented here is overwhelming, not to mention unnecessary, as much is simply repetition of other road signs located within a very short distance. The rationalisation of this signage, to include only the information truly needed to inform motorists, would be a considerable improvement to the appearance of the village green.

**Figure 28:** Road Signage on the Village Green. (photo © Richard Watts, YDNPA, 2009)



2. The introduction of uPVC windows and rainwater goods has had a significantly damaging impact upon the appearance of conservation areas. Any opportunity to replace these highly visible detractors from the aesthetic appeal of the village with traditional materials should be welcomed. Where this is not possible, efforts could be made to make these intrusions much less obvious, for instance, plastic guttering could be painted in a dark, matt shade, which will blend into the surrounding stonework much better.

3. The neon sign in the window of Buckden Village Store, as previously discussed, is a visually unappealing introduction, and detracts from the appearance of an otherwise attractive building.

4. The modern housing development site of Dalegarth, in the south of the conservation area, is not stylistically in keeping with the rest of the village. Whilst the buildings have matured somewhat since their initial construction, they include many features that are alien to the setting of the village, such as the weathervanes and the ornamental lamp-posts, and bring a suburban character that is at odds with the rural nature of the area. This part of the conservation area was originally designated due to the views of the valley obtained through it, from Buckden House. This view has been seriously compromised by the construction of the housing development, and so the reason for inclusion of this area no longer exists. It is recommended that the boundary of the conservation area be redrawn to exclude this part.

5. The climbing frame, located in the grounds of Buckden House, has a very conspicuous red buoy attached to it. This serves to focus attention onto the structure, and increases its impact considerably. Removal of the buoy, or its replacement with one of a neutral colour would allow this imposing structure to blend into the surrounding trees more effectively.

6. The village name signs, located at the north and south entrances to the village, are not particularly appealing. Small, purpose built stone plinths could be used to mount a more attractive sign, which could also incorporate the 30mph speed limit signs, thus reducing the amount of clutter created by the largely unnecessary repetition of signage found throughout the village.

7. The presence of a significant amount of overhead wiring is a highly visible intrusion on the character of the settlement (see figure 29). Whilst the provision of services should not be compromised, a significant amount of the wiring could probably be undergrounded, or at least rationalised into a less intrusive pattern.

**Figure 29:** Overhead Wiring. (photo © Richard Watts, YDNPA, 2009)



8. Many of the structures within the conservation area feature very prominent television aerials (see figure 30). Whilst appreciating the obvious desire for good quality reception, these structures do distract the attention from some otherwise very attractive buildings. These features are often quite mobile and transient, and a positive contribution to the quality of the conservation area could be made if these highly visible structures could

be replaced, or re-sited to more discrete locations, without compromising the quality of service, particularly in light of the imminent digital switch-over and continuing technological improvements.

**Figure 30:** Prominent Television Aerial. (photo © Richard Watts, YDNPA, 2009)



9. The village greens provide valuable open space within the village; however, some edges are being eroded away due to vehicles running over the edges (see figure 31). This action serves to reduce the size and appearance of these areas, especially when repairs to the highway are conducted and the eroded areas are covered in tarmac. One possible solution would be to continue the stone kerbing already present on some edges of the greens, and reseed the bare patches with grass. This would provide a physical barrier to further erosion and would help improve the appearance of the open areas, though would introduce a more suburban character to the green.

**Figure 31:** Eroded Village Green Edges. (photo © Andy Ryland, YDNPA, 2010)



10. The line of plastic reflector poles, located on the northern approach road to Buckden, is a very visual detractor to the entrance of the conservation area (see figure 32). The poles were installed to prevent car park-

ing along the approach road verge, and whilst effective, they have an ugly appearance and look quite out of place. Replacing the poles with a steep bund of soil, too steep for cars to drive on to, would be just as effective in controlling parking. The bund could be turfed over, making it much less visually intrusive, and would have the advantage of using natural materials that are easily maintained.

**Figure 32:** Plastic Reflector Poles. (photo © Andy Ryland, YDNPA, 2010)



11. The concrete bin, located on the small green outside the Buck Inn is particularly unattractive (see figure 33). Replacing the bin with a more appropriate model would enhance the appearance of the conservation area.

**Figure 33:** Unattractive Concrete Bin. (photo © Richard Watts, YDNPA, 2010)



12. The salt bin, located at the end of the narrow lane, behind Buckden House, is coloured in a particularly vivid yellow, and is highly intrusive (see figure 34). The construction of a small, purpose built stone structure to house the salt would also enhance the appearance of the conservation area.

**Figure 34:** Unattractive Salt Bin.  
(photo © Richard Watts,  
YDNPA, 2010)



#### **h) Existence of Any Neutral Areas**

The climbing frame found in the grounds of Buckden House is not in keeping with the character of the settlement. It could be argued however, that since the function of the village changed in the 20<sup>th</sup> century to cater more towards residential and tourist needs that this structure simply reflects this change in function, and makes a contribution to the activities provided by the outdoor educational centre at Buckden House. The frame is constructed of wood, and is stained a rather dull green colour, which blends effectively into the surrounding trees. Removal of the bright red buoy, as previously mentioned, would be a considerable step towards limited this structure's visual impact.

#### **i) General Condition**

Buckden Conservation Area is generally in good condition, with all the major buildings occupied and well maintained. Perhaps ironically, the main threat to the character of the village has come not through dereliction or abandonment, but rather from the redevelopment and conversion of the older structures. Whilst well maintained, many of these properties have been the subject of well-meaning, though badly informed 'improvements'. Fortunately, many of these alterations could be reversed quite easily, or replaced with more traditional materials. The provision of good, informed advice and encouragement is essential in enabling the property owners of Buckden to effect beneficial change within their community.

#### **j) Problems, Pressures and Capacity For Change**

**Problems.** The most significant factor affecting the character of the Buckden Conservation Area comes not through dereliction or abandonment, but rather the over-enthusiastic development and unsympathetic conversion of the structures within the village, as previously described. The economic shift from agriculture to tourism has also greatly contributed to the erosion of the unique quality that Buckden possessed. An inordinate proportion of the structures within the village now serve the tourist industry, as either holiday cottages or second homes, to the extent that Buckden's local community has been very seriously reduced. The demands of the tourist industry have led to the introduction of suburban touches that are completely alien to the setting of the village. Strict controls are essential in conservation areas of this kind, otherwise the very qualities that make these areas unique and special will be irreversibly damaged.

Should the conservation area continue to suffer from this piecemeal erosion of its character, the eventual outcome should be the de-designation of the conservation area.

<sup>5</sup> English Heritage (2009) *Research into the Thermal Performance of Traditional Windows: Timber Sash Windows*

**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 research <sup>5</sup>), 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 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 Buckden Conservation Area, which would require planning consent for all new uPVC replacement of historic features. There is clear evidence that this trend has already had a damaging effect on the conservation area, so it should be controlled before it is too late.

**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* <sup>6</sup>. Likewise, when mounting satellite dishes or other contemporary equipment, the manner and location of their installation must be carefully considered.

<sup>6</sup> DCLG et al. (2010) *PPS5: Historic Environment Planning Practice Guide*, paragraph 25.

<sup>7</sup> *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 Buckden. *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* <sup>7</sup>. New development that intends to replicate historic building styles in detail – i.e. pretending to be ancient – is not encouraged. It is strongly advised to employ professionals with the appropriate experience and qualifications when working with heritage assets.

Overall, Buckden does not offer huge potential for change, because the area is relatively small and fairly compact. Moreover, the village is already in generally good condition (see 4.4.i). Instead, efforts should be focused on improving the appearance of the conservation area, particularly replacing the non-authentic 'improvements' within the village, or removing them altogether where possible, to remove the unnecessary and unattractive clutter. These efforts are vital if the preservation and enhancement of the conservation area is to succeed.

## 5.0 Community Involvement

**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<sup>1</sup>. 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.

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

Public consultation of this Appraisal document will run from **01/06/2010 to 16/07/2010** and will be available for viewing on the Yorkshire Dales website:

<http://www.yorkshiredales.org.uk/conservationarea-appraisals>

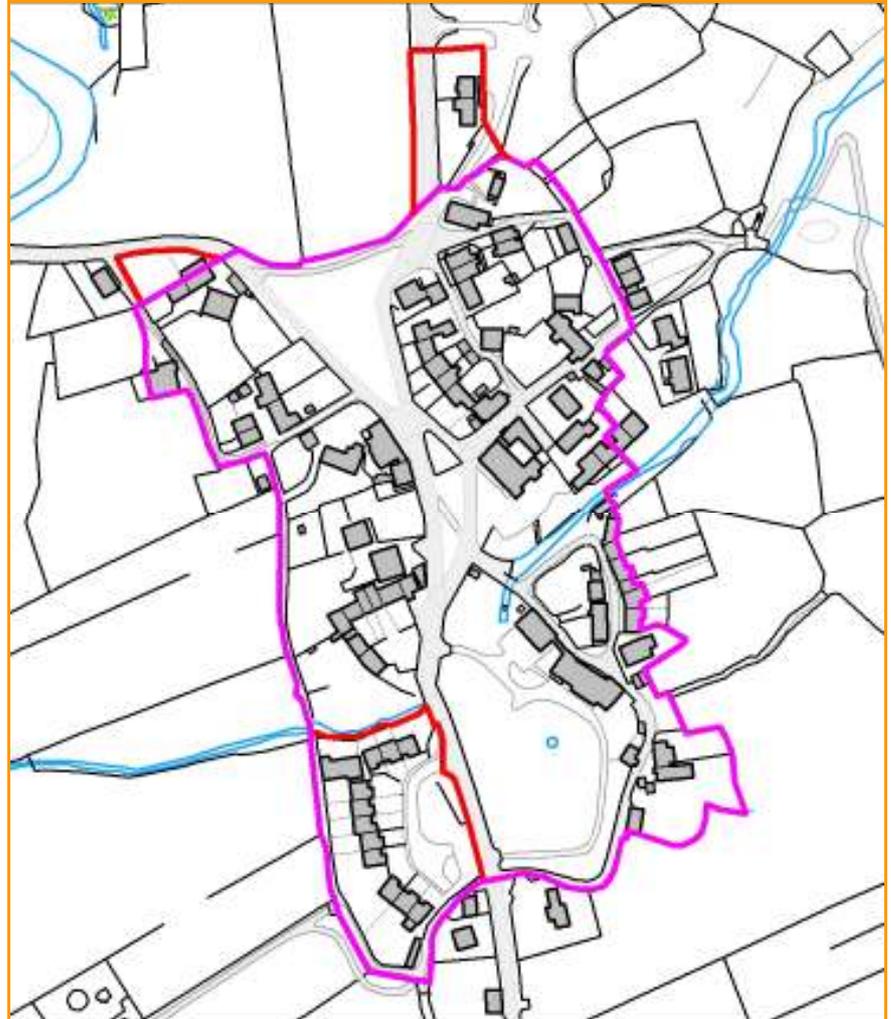
**Scope.** It is intended that the consultation process will involve informing the relevant county, district and parish councils, and all local residents and businesses. It is also planned to initiate an online consultation process, to inform the wider public of any possible changes to the conservation area, and to give an opportunity for feedback on these issues. A copy of this document will be made available on the Authority's website, together with a feedback form, which will allow interested parties to give comments.

At the end of the consultation period, we will evaluate any responses we receive, and revise the appraisal appropriately.

## 6.0 Suggested Boundary Changes

The analysis of Buckden Conservation Area (see 4.4) suggests the following boundary changes are needed, which are depicted on the following map:

**Figure 35: Current and Proposed (2010) Conservation Area Boundaries.**  
(Image derived from Ordnance Survey mapping © Crown copyright. All rights reserved, 100023740, 2010)



### Deletion:

- To exclude the modern housing development site in the south-west corner of the Conservation Area.

### Additions:

- To alter the boundary of the north-western corner of the Conservation Area, to more accurately reflect the current property boundary around Wharfe Cottage.
- To include the grounds of the former Schoolhouse.

## 7.0 Local Generic Guidance

The Authority has issued the following policy guides which also address general issues concerning the development within conservation areas:

<sup>1</sup> YDNPA (2005).  
<sup>2</sup> YDNPA (2005).

- Summary Guide for Property Owners and Developers <sup>1</sup>
- Advice Note 1: Replacement Windows & Doors <sup>2</sup>

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). There will also be design guides including advice on the repair and alteration of historic buildings. All information will be available on the Authority's website.

## 8.0 Summary of Issues

**Concerns.** The main problem and pressure for Buckden Conservation Area (see 4.4.i) was identified as the following:

- The introduction of ill-informed, non-traditional alterations to existing structures.

**Actions.** Some of these issues need to be addressed through statutory action by the Authority. By amending the current designated boundary (see 6.0), important currently excluded features will receive protection. In addition, Article 4 directions can provide better control on alterations within the conservation area.

Further actions would include:

- Simplifying the road signage around the village green.
- Wherever possible, ensure the undergrounding of power cables and telephone wires, to reduce the impact of these highly visible intrusions.
- The offering of advice and encouragement to homeowners to ensure alterations to buildings are beneficial.
- Ensuring planning regulations are enforced to stop any more detrimental alterations.
- Encouraging the removal of all non-authentic additions to the village, that impact upon the character of the conservation area.
- Ensuring the street furniture of the village is well maintained, specifically, re-painting the railings to the car park, checking that any benches are safe and fit for purpose, and ensuring that the drainage within the village is adequate and free of obstructions.
- Monitoring the level of tourism, to ensure that local services and amenities are not overwhelmed.
- Investigate the potential for removal or replacement of the very prominent television aerials, to more discrete locations, after the switchover to digital signals.
- Encouraging the replacement of non-traditional windows and rainwater goods back to more traditional materials, whenever possible.
- Ensure good-quality repairs are made to road surfaces and road markings by the highways authority and encourage the sympathetic repair and maintenance of trackways in private ownership.
- Continuing the stone kerbing around all the edges of the village greens to prevent their erosion.
- Replacing the plastic reflector poles on the northern entry road with a steep earth bund, to provide a less intrusive parking control method.
- Replacing the concrete bin outside the Buck Inn and the salt bin behind Buckden House with less visually unattractive alternatives.
- Mount the village name signs on stone plinths, and incorporate the speed limit signs, to reduce the clutter of signage within the village.

Many of these actions have the potential to be quite easily resolved, with their resolution greatly benefitting and enhancing the character and appearance of the conservation area.

## 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 at the time of writing the appraisal (January – February 2010), unless stated otherwise.

#### a) General Publications

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

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#### b) Topic-specific Publications

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

#### c) Publications by the Yorkshire Dales National Park Authority

YDNPA (2005) 'Summary Guide for Property Owners and Developers', [http://www.yorkshiredales.org.uk/summary\\_guide\\_for\\_property\\_owners\\_and\\_developers.pdf](http://www.yorkshiredales.org.uk/summary_guide_for_property_owners_and_developers.pdf)

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#### d) Government Guidance and Legislation

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Planning (Listed Buildings and Conservation Areas Act) 1990. Available on [www.opsi.gov.uk](http://www.opsi.gov.uk)

Town and Country Planning Act 1990. Available on [www.opsi.gov.uk](http://www.opsi.gov.uk)

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

#### e) Websites

Buckden Parish Community Website – [www.buckden.org](http://www.buckden.org)

## 9.2 Glossary

Ashlar	Dressed stone wall of smooth surface, usually made of rectangular stone blocks and very thin mortar joints.
Chamfer	Material with bevelled edges. This is an architectural technique, sometimes used to ornament window and door frames, and helps to reduce the impact of sharp corners.
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.
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> .
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.

## 9.3 Contacts

### English Heritage (North West regional office)

Address: Canada House, 3 Chepstow Street, Manchester, M1 5FW  
Phone: 0161 242 1400  
Email: [northwest@english-heritage.org.uk](mailto:northwest@english-heritage.org.uk)  
Web: <http://www.english-heritage.org.uk>

### English Heritage (Yorkshire regional office)

Address: 37 Tanner Row, York, North Yorkshire, YO1 6WP  
Phone: 01904 601 901  
Email: [yorkshire@english-heritage.org.uk](mailto:yorkshire@english-heritage.org.uk)  
Web: <http://www.english-heritage.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](mailto:admin@nect.org.uk)  
Web: <http://www.nect.org.uk>

### The Victorian Society

Address: 1 Priory Gardens, London, W4 1TT  
Phone: 020 8994 1019  
Email: [admin@victoriansociety.org.uk](mailto:admin@victoriansociety.org.uk)  
Web: <http://www.victoriansociety.org.uk>

### Yorkshire Dales National Park Authority

Address: Conservation & Policy, Yoredale, Bainbridge, Leyburn, North  
Yorkshire, DL8 3EL  
Phone: 0300 456 0030  
Email: [info@yorkshiredales.org.uk](mailto:info@yorkshiredales.org.uk)  
Web: <http://www.yorkshiredales.org.uk>  
<http://www.outofoblivion.org.uk>



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Conservation & Policy  
Yoredale  
Bainbridge  
Leyburn  
North Yorkshire  
DL8 3EL

0300 456 0030  
[info@yorkshiredales.org.uk](mailto:info@yorkshiredales.org.uk)

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



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National Park Authority