



# Harrogate District Sites and Policies DPD:

## Local Distinctiveness: Evidence Base


**September 2011**

PLANNING DIVISION  
Department of Development Services, Knapping Mount, West Grove Road, Harrogate HG1 2AE  
[www.harrogate.gov.uk/planning](http://www.harrogate.gov.uk/planning)



## **CONTENTS**

**1.0 Introduction**

**2.0 Theme: Harrogate Spa**

**3.0 Theme: Ripon Minster**

**4.0 Theme: Studley Royal and Fountains Abbey**

**5.0 Theme: Farming**

**6.0 Theme: Local Industries**

**7.0 Theme: Country Houses and Estates**

**Appendix 1: Additional Heritage Asset Themes**

## Chapter 1: Introduction

- 1.1 This evidence base has been compiled in support of policy EQ5: Local Distinctiveness in the draft Sites and Policies Development Plan Document (DPD).
- 1.2 The purpose of the evidence base is to provide an overview of several different facets or themes of the District's historical development, which have shaped its settlements and landscape and underpin their distinctive present-day character.
- 1.3 The District's historic environment is the sum of human activity in the District from the pre-historic era through to the present. This activity has provided the present generations with heritage assets, which are variously of archaeological, historic, aesthetic and communal value. These heritage assets range from subterranean archaeology, pre-historic earthworks and above-ground archaeology through to all facets of the built environment such as buildings, structures, settlements, routes, parks, field patterns and the wider landscape.
- 1.4 The character of the environment has been substantially shaped by local factors such as farming practices, economic activity, the indigenous building materials, the decisions made by the different generations of landowners and so on. These local factors have fostered a locally distinctive environment, which changes from place to place across the District. It is this quality of the historic environment that Policy EQ5 seeks to maintain or enhance.
- 1.5 Whilst there are numerous categories of historical development that have created the present day historic environment, as can be seen in Appendix 1, this evidence base focuses on six principal themes:
  - Harrogate Spa
  - Ripon Minster
  - Studley Royal and Fountains Abbey
  - Farming
  - Local Industries
  - Country Houses and Estates
- 1.6 These six themes have been chosen due to the strength of their contribution to the District's distinct built environment. The first three themes listed above have been chosen because they are particularly specific to this District. The last three themes listed above cover heritage assets, which are found across the District and vary in character, but are all under threat of loss of significance due to the high pressure to redevelop or alter them. There are a number of other themes, which are also of importance to the local distinctiveness of the District's historic environment that are not listed in this introduction.

- 1.7 The evidence base will provide an overview of each theme, describing its overall contribution to the District's locally distinctive environment and the types of heritage asset that are included in this theme. The evidence base will then look in detail at no more than five heritage assets that fall under each theme. For each asset, the evidence base will:
- explain the significance of the heritage asset and how it relates to the overall theme
  - describe how the asset contributes to the district's local distinctiveness
  - outline potential threats to the heritage asset
  - show how policy EQ5 would be applied maintain or enhance the local distinctiveness of the heritage asset
- 1.8 The heritage assets described under each theme are variously designated and undesignated. The bulk of the heritage assets covered by the majority of the themes will be undesignated and most of those that are designated may be of a low grade of designation. However it is these undesignated assets or assets with a low grade of designation, which can be of high importance or make a particular contribution to the significance of the District's built environment.
- 1.9 Policy EQ5 acknowledges that regardless of whether they are designated or undesignated, these heritage assets each make a positive contribution to the overall uniqueness of the District's historic environment and that the impact of development on this contribution should be considered when compiling and determining planning applications. It is considered that this positive approach to managing change will enable new development to harmonise with its context.
- 1.10 Of the six themes that are explored within this evidence paper the final theme Country Houses and Estates, is yet to be complete. Country Houses and Estates will feature in the Publication Stage consultation in 2012.

## Chapter 2: Theme: Harrogate Spa

- 2.1 Harrogate Spa is of evidential, historic, design and social value. There are very few inland spa resorts nationally, and of those in the region (e.g. Ilkley, Boston Spa), none match Harrogate for scale and time period of continuous spa-related development. It is the town's spa heritage that has given Harrogate a built environment that is distinctive from other settlements in the District and region, as well as other spa resorts nationally.
- 2.2 The discovery of the Tewit Well in 1571, and subsequent wells such as the Sweet Spaw in 1631, Low Harrogate's Sulphur Well and the provision of warm water baths in the seventeenth century all increased the attraction of Harrogate to visitors. The drinking of and bathing in spa water was identified as a cure for illnesses in general as well as maladies brought on by the diets and lifestyles of excess among England's middle and upper classes. Spa treatments typically involved taking the waters over a period of time and generally living more healthily than otherwise, hence visitors to spa resorts would have stayed for prolonged lengths of time. This meant that spa resorts had to be attractive, socially active places where visitors could happily pass the duration of their treatment.
- 2.3 Harrogate grew as one of several spa towns in England, but was unique among these in that its waters always remained freely available to the public. Unlike comparable resorts such as Cheltenham which expanded rapidly and subsequently lost their prestige and attraction to spa visitors, Harrogate's development was limited and strictly controlled by the Duchy of Lancaster and the principal hotel owners, who were in some cases significant land owners. The rural appeal of Harrogate coupled with the diversity of its waters meant Harrogate, unlike other resorts, continued to attract high numbers of visitors throughout the nineteenth and early twentieth centuries. The town hence provides insight into how the tourist industry developed and changed over time. 'Rival' spa facilities at Starbeck, Knaresborough and Ripon provide further historical evidence of the local spa industry.
- 2.4 Over time, the focus of spa activity moved from High Harrogate to Low Harrogate and then to central Harrogate. This means that abundant historical evidence of the different phases of the town's history and development remain, covering the Georgian era through to the early twentieth century. The town therefore has architecture and building types covering a broad historical range, more so than most inland spas in England.
- 2.5 As the holiday / recuperative destination of the wealthy in competition with other resorts, the aesthetic appeal Harrogate, and its suitability and convenience for the social lives and day to day activity of visitors have been key factors which shaped the town's design. The hotels and coaching inns were in heavy competition for custom and favour, and the quality of the town's streets and open spaces promoted promenading in the fresh air as

part of the spa treatment. These influences meant Harrogate was designed to be a highly attractive place in its overall plan form and layout, the design of its buildings, planned development and expansion and the quality of its open spaces and landscaping.

2.6 The 'spa cure' fell out of fashion and ceased to be a recommended treatment by the National Health Service in 1968. However, Harrogate's re-invention as a conference town has supported the continuous use and sensitive re-use of key buildings and spaces.

2.7 **Range of Heritage Assets that contribute to the Harrogate Spa Theme:** wells, pump rooms, the Stray, Valley Gardens, baths, hotels, boarding houses, hospitals, promenades and pleasure gardens, theatres, Kursaal, 'rival' facilities in Starbeck, Ripon and Knaresborough.

Five examples of spa-related heritage assets can be found over the subsequent pages.

**Further Reading:**

Neesam, M (2005): *Harrogate Great Chronicle 1332-1841*  
Alderson, F (1973) *The Inland Resorts and Spas of Britain*

## **Harrogate Royal Pump Room**

2.8 Significance: On site of the Old Sulphur Well, the first known account of which dates from 1626. The fabric of the building incorporates an eighteenth century marble well head, pump room building of 1842 with 1913 extension. This is one of the oldest wells in Harrogate, and it maintained its popularity with spa users; water can be taken from it to this day. The attempt to divert the well's water onto private land by the owner of the Crown Hotel in 1835 precipitated the town's first formal local government in 1841, the Improvement Commissioners. The well and building are hence highly significant in Harrogate's general history and historical function as a spa town. The building's architecture reflects its function and the prevailing fashion for Classical architecture at the time of its construction. Historical association with Betty Lupton a well-woman who was popularly known as the 'Queen of the Wells' in the early nineteenth century.

2.9 Why is it Locally Distinctive?

- Only spa towns have pump rooms of this type and few survive.
- Harrogate's pump rooms were the only ones in England to be free for the public to use; hence the pump room was bestowed with a formal, civic character and is easily accessible.

- The well (and latterly pump room) was a focal point for the growth and redevelopment of Low Harrogate, shaping the character of the present day conservation area.
- Its local importance mean that several routes converge at the pump room, and bathing houses, hotels, shops and other facilities were built close to it.
- It provides physical evidence of Harrogate's continued prosperity as a spa resort.
- It has historical associations with locally important historical figures.

#### 2.10 Threats:

- Inappropriate alteration, restoration or repair of the pump room
- Inappropriate development within the setting of the pump room (including works to the highway)
- The role of the pump room as a landmark in the townscape being undermined
- Pedestrian links between the pump room and other spa-related heritage assets being compromised or severed.
- The pump room becoming less attractive to tourists or closing to the public
- Inappropriate change of use to the pump room

#### 2.11 How would Policy EQ5 protect the local distinctiveness of the Pump Room?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the Royal Pump Room. Although it is of significance in its own right (as a Grade II\* Listed Building), it is an extremely important piece of the wider spa town and has important historical and in some cases architectural relationships with other heritage assets relating to the spa.
- Maintaining an appropriate amount of space around the Pump Room and protecting its distinctive silhouette and form.
- Ensuring the Pump Room continues to be a focal point and landmark in the townscape even though it is relatively diminutive in terms of its scale, height and footprint.
- Supporting the ongoing use and popularity of the pump room as a tourist attraction.
- Maintaining and reinforcing key views of the Royal Pump Room
- Maintaining its group value with other pump rooms and wells in the town
- Requiring new development at or within the setting of the Pump Room to be of a particularly high quality and mindful of its context.
- By ensuring extensions and alterations to the Pump Room respect its character in terms of height, footprint, form massing, materials, detailing, fenestration, and landscaping.

## Majestic Hotel

2.12 Significance: One of the largest hotels in Harrogate and still in its original use. Purpose-built as a high class hotel, the Majestic opened in 1900 on a site formerly occupied by a country house. Built in response to a lack of new hotels being built in the latter decades of the nineteenth century for Spa visitors, and the announcement of its construction led to three existing hotels (the Crown, Granby and Queen) announcing extensions. Physical evidence of Harrogate's continued popularity as a spa resort in the twentieth century. Its facilities, rooms, and landscaped grounds all reflect the expectations of spa visitors. Its architecture reflects past fashions. Local historical associations with owners, while some of the hotel's more famous guests are internationally significant.

2.13 Why is it locally distinctive?

- Harrogate is unusual in that some of its key economic drivers, largest buildings, and largest privately owned sites were its hotels, which catered for spa visitors. The Majestic is the last and largest of several such large hotels in the town.
- The age of the hotel and its location provide evidence of Harrogate's continued popularity as a spa resort and prestige holiday destination into the twentieth century.
- The location of the hotel reflects the historical importance of Low Harrogate as the focus of spa activity.
- Its construction led to a wave of investment and expansion in existing hotels in the town.
- The landscaping of the site and its facilities reflect the expectations and aspirations of spa visitors at the time of the hotel's construction.
- The hotel was designed to dominate the Low Harrogate valley and to be a landmark in the town. The hotel's dome probably refers to that of the nearby Royal Baths.
- It is of group value with other historic hotels in the town.
- It is one of the few historic hotels in Harrogate to retain substantial grounds, providing a fuller picture of past activity on the site compared to other hotels.
- It has associations with locally important historical figures

2.14 Threats:

- Inappropriate alteration, restoration or repair of the Majestic
- Inappropriate development within the curtilage or setting of the Majestic
- The role of the Majestic as a landmark in the townscape being undermined
- The use of the building and site for hotel use declining or ceasing
- Inappropriate re-use of the building or site.



## 2.15 How would Policy EQ5 protect the local distinctiveness of the Majestic Hotel?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the Majestic. Although it is not a listed building, it is a very important piece of the wider spa town and has important historical and in some cases architectural relationships with other heritage assets relating to the spa. The policy would ensure that these aspects of the hotel's significance are maintained or enhanced.
- By ensuring that the Majestic remains a landmark in the townscape and that new development does not dominate it or otherwise detract from its setting.
- By ensuring that the Hotel retains open space, tree cover and landscaping which is commensurate with its scale, original function and historic character.
- Maintaining and reinforcing key views of the Majestic
- Requiring new development at and within the setting of the Majestic to be of particularly high quality and respectful of its context.
- Maintaining its group value with other historic hotels in the town.
- Protecting those features, characteristics and details of the hotel and its site that differentiate spa hotels from non-spa hotels.
- By supporting the site's continued use as a hotel or visitor facility.
- By ensuring extensions and alterations to the Majestic respect its character in terms of height, footprint, form massing, materials, detailing, fenestration, and landscaping.
- By supporting proposals to restore or reinstate removed or compromised elements of the hotel and its site.

## Valley Gardens

2.16 Significance: contains 'Bogs Field', which contains thirty-six springs each with differing mineral compositions. It was included as part of the Stray in 1770 in order to safeguard the springs and maintain public access to them. Bogs Field was hence a key destination for Harrogate's spa visitors, and the Royal Bath Hospital was built alongside Bogs Field in 1825. Paths and stone heads for the principal wells were constructed in 1841. Promenading was encouraged as a form of exercise as part of the spa treatment, and hence Bogs Fields became part of a larger public park developed between 1887 and 1930 and re-named Valley Gardens. The park provided an attractive landscape setting for the wells and pump rooms. This shows how Harrogate continued to attract significant numbers of visitors and hence invested in attractions and facilities for them. Valley Gardens was well used by visitors who took the waters or for a leisurely walk. Valley Gardens was and is Harrogate's principal park and a key component of the town's floral heritage.

### 2.17 Why is it locally distinctive?

- Harrogate's key economic driver was its attraction as a spa resort. The site of Valley Gardens contains some of the resort's important wells. The site has always remained publicly accessible and was made into a formal park for the benefit of visitors and the image of the resort. Valley Gardens is hence a unique component of Harrogate's spa heritage.
- Valley Gardens is Harrogate's principal public park and is hence a key component of its sense of place.
- Harrogate is well known for its floral heritage, annual flower show and RHS Gardens., The character and appearance of Valley Gardens is key to this aspect of the town's image.
- In other spa resorts in England, wells and pump rooms were / are by and large on private land. Valley Gardens is a rare example of a public park with mineral wells, springs and pump rooms within it.
- Valley Gardens formed a focal point for development at Valley Drive, Harlow Moor Drive and lower Cornwall Road. The existence of Valley Gardens has helped to shape the development of the town.
- The routes through Valley Gardens link with other historic footpaths and promenades through the town including Montpellier Hill, the Stray and the path to Harlow Carr Gardens.

### 2.18 Threats

- Inappropriate alteration or restoration of Valley Gardens
- Inappropriate development within the setting of Valley Gardens
- Planting, pathways or other features which contribute to the distinctive character of Valley Gardens being removed or compromised
- Buildings or structures within Valley Gardens falling out of use or into a poor state of repair
- The park being under maintained or poorly managed
- The decrease in the footfall and vitality of Valley Gardens
- Valley Gardens being less popular with locals, visitors or people from particular socio-economic backgrounds
- Inappropriate re-use of the building or site.

### 2.19 How would Policy EQ5 protect the local distinctiveness of Valley Gardens?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of Valley Gardens.
- By placing an emphasis on the particular importance of Valley Gardens as part of Harrogate's spa resort offer. This means that the wells, pump rooms and routes to other spa attractions would be safeguarded due to their particular interest, and ensuring that the park's evolution does not obliterate or conceal its spa heritage.

- By ensuring that Valley Gardens remains a landmark open space in the townscape and that new development does not dominate it or otherwise detract from its setting.
- By maintaining and reinforcing key views and vistas into, out of and within Valley Gardens
- By supporting proposals that would restore lost features, planting or pathways.
- By supporting proposals that would maintain Valley Garden's appeal to locals and visitors.
- By maintaining its aesthetic relationship with the surrounding townscape.
- By maintaining its group value with related heritage assets such as the other pump rooms, and wells and the Stray.
- Requiring new development at or within the setting of the Valley Gardens to be of a particularly high quality.
- By supporting proposals that would better reveal the significance of Valley Gardens.

## **Promenade Court, Cornwall Road**

2.20 Significance: built in the late eighteenth or early nineteenth century as a boarding house and bathing house for spa visitors. In the era before large hotels served Harrogate, many boarding houses were built to accommodate visitors. According to Neesam (2005) virtually every house in Low Harrogate was a boarding house and it was common practice for water to be brought from the wells by barrel and cart and poured in baths, allowing guests to bathe in privacy as part of the spa treatment. A combination of the Harrogate Improvement Commissioners placing limits on the amount of water that could be taken away from the wells in 1841, and the expansion and improvement of the town's hotels over the nineteenth century led to most boarding houses and bathing houses closing. In the case of Promenade Court, the boarding house was converted to two houses. Like all boarding houses in Harrogate, the design and architecture was meant to appeal to guests and potential guests, and is hence of a high quality and reflects architectural fashions.

2.21 Why is it locally distinctive?

- The proliferation of attractive boarding houses and bathing houses close to the most popular wells is peculiar to spa resorts.
- Former boarding houses form a significant component of Harrogate's distinctive townscape and are among the oldest remaining houses in and around the town centre. This contrasts with most other settlements where the core of the settlement is based around much older buildings serving diverse functions.
- Fortunately many of Harrogate's boarding houses have not had to make way for new development or fallen out of use and into disrepair. Their

survival in significant numbers helps to provide a fuller picture of Harrogate's spa heritage, as they performed a role, which was later taken on by the town's hotels and spa baths.

- The architecture shows that rather than following a local vernacular tradition, boarding houses (and development in Harrogate in general) followed architectural trends and fashions in order to appeal to visitors.

## 2.22 Threats

- Inappropriate alteration, restoration or repair of Promenade Court
- Inappropriate development at Promenade Court or within its setting.
- The building falling out of use or being under maintained.
- Inappropriate re-use of the building

## 2.23 How would Policy EQ5 protect the local distinctiveness of Promenade Court?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of Promenade Court.
- By maintaining or enhancing the building's group value with other former boarding houses and historic visitor accommodation in the town.
- By upholding visual, architectural and historic associations between Promenade Court and other spa-related heritage assets.
- By ensuring new development does not harm the character or quality of the spaces about the building.
- By ensuring new development respects the context provided by Promenade Court and other former boarding houses
- By ensuring extensions and alterations to Promenade Court respect its character in terms of height, footprint, form massing, materials, detailing, fenestration, and landscaping.

## **Former Harrogate Royal Theatre, Church Square**

2.24 Significance: Built in 1788 as a purpose-built theatre for entertainment, assemblies and balls. The theatre clearly catered for spa visitors during the season given Harrogate's resident population of around 500 people and the known prices of tickets relative to the earnings of locals. All spa resorts had theatres during the eighteenth century to offer entertainment to those undertaking spa treatments. The theatre closed in 1830, by which time High Harrogate was usurped by Low Harrogate as the hub of spa resort activity. Although gutted and converted to dwellings around this time, the building's exterior was not altered. The building is a unique part of the town's spa heritage, which is of historic and architectural interest.

## 2.25 Why is it locally distinctive?

- Theatres are building types associated with larger towns and cities rather than smaller settlements. For the village that High Harrogate was in the late eighteenth century to contain a theatre is highly unusual and is solely due to the town's spa industry. The survival of the theatre makes it of high local historical interest.
- Harrogate has provided its visitors (and latterly residents) with theatres and places of entertainment from the 1760s (at a theatre on Devonshire Place which still stands) through to the present day Royal Hall and Harrogate Theatre. Places of entertainment and assembly are therefore an important strand of Harrogate's distinctive heritage, and are of collective value and relate to the town's wider spa heritage.
- The theatre's location and orientation demonstrates the former importance of both High Harrogate as a visitor destination and the popularity and esteem of the former Granby Hotel, which the theatre was designed to face (the first theatre built in the village faced the Dragon Hotel).

## 2.26 Threats

- Inappropriate alteration, restoration or repair of the former theatre
- Inappropriate development at the former theatre or within its setting.
- The building falling out of use or being under maintained.
- Inappropriate re-use of the building

## 2.27 How would policy EQ5 protect the local distinctiveness the former Harrogate Royal Theatre?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the former theatre.
- By maintaining or enhancing the building's group value with other existing or former places of entertainment or assembly in the town.
- By upholding visual, architectural and historic associations between the former theatre and other spa-related heritage assets.
- By ensuring new development does not harm the character or quality of the spaces about the building.
- By protecting the important views and vistas of the former theatre and the views between it and the Granby Hotel.
- By ensuring new development respects the context provided by the theatre and the group of buildings which it is part of.
- By ensuring extensions and alterations to the former theatre respect its character in terms of height, footprint, form massing, materials, detailing, fenestration, and landscaping.

## Chapter 3: Theme: Ripon Minster

### Summary of Significance to the Harrogate District:

- 3.1 Ripon Minster and related heritage assets are of evidential, historic, design, communal and spiritual value. The Minster is among the earliest dozen or so documented in England, with the earliest surviving record of its existence dating from c.660. These early minsters were the first Christian institutions in England with permanent sites. The Minster, and its precincts, has been a centre for ecclesiastical activity and worship from the seventh century until this day. The Minster as an institution has therefore been a significant influence on the historical development of Ripon and its hinterland. The Minster is today a cathedral, one of forty-five Anglican cathedrals in England and the only one in North Yorkshire other than York Minster. Few other Christian institutions in England have the same level of importance within the Anglican Church and very few have retained this level of importance over such a long period of time.
- 3.2 The earliest institution was a Scottish monastery, which was re-organised along Benedictine lines by St Wilfrid, who rebuilt the earlier building as one of the earliest stone built churches in England in 672. At some point between 672 and 1069 a college of secular canons replaced the monastery. This arrangement pre-dates the parish church system; the college consisted of a number of priests who lived communally and served a large geographical area, hence Collegiate churches are well-spread nationally. The canons at Ripon were financially supported by income from seven prebends. The College would therefore have had associations with other Benedictine institutions in the locality and region as well as with the prebends, which often contained church-owned estates. The canons of Ripon College founded Ripon Market in the twelfth century and it seems that stone crosses were erected all over the district and were probably made in Ripon.
- 3.3 Throughout this period the College also served as a parish church to Ripon. Although the College was twice dissolved, once in 1547 as part of the Dissolution of the Chantries and again under Cromwell during the Commonwealth, it was twice re-founded and continued until the creation of Ripon Diocese out of parts of York and Chester Dioceses in 1836. At this point the Collegiate church became a cathedral, a bishop was appointed to head the new Diocese and the College replaced by a Dean and Chapter. In 2000 the Diocese was re-named Ripon and Leeds.
- 3.4 **Range of Heritage Assets that contribute to the Ripon Minster Theme:**  
Ripon Cathedral, archaeological remains of the earlier College and monastery, chapels, sanctuary crosses, hospitals, prebendary estates, associated abbeys and priories, associated houses, (Thorpe Prebend House, (former) deaneries, (former) bishops' palaces and estates, the Old

Courthouse, Ripon Market and historic routes linking the Minster to associated heritage assets.

Five examples of Minster-related heritage assets can be found over the subsequent pages.

**Further Reading:**

Harrogate Borough Council (2009) Ripon Conservation Area Appraisal  
Waight, E (2001) A Guide to the Medieval Crosses of the Harrogate District

## **Ripon Cathedral**

**3.5** Significance: On the site of a seventh century monastery that was redeveloped as the church serving a Benedictine monastery and local area by St Wilfrid in 672. In the medieval period the monastery became a college of canons and the church served the college and parish. Though the college was twice dissolved and reinstated, the use of the church as a parish church continued uninterrupted until it was elevated to the Cathedral of the new Diocese of Ripon in 1836. The built fabric of the Cathedral incorporates different periods of its history, including the seventh century crypt of St Wilfrid through to nineteenth century restorations. Even so the building's fabric chiefly dates from the medieval period when it was the Collegiate church serving a large geographical area. The Cathedral is of very high historical, architectural, spiritual and communal value.

**3.6** Why is it Locally Distinctive?

- The Cathedral incorporates some of the oldest built fabric and is one of the oldest places of worship in the District.
- Collegiate churches were few in number in England, and while there are some close by to the north and east of Ripon such as Hemingborough (near Selby), Beverley, Darlington, and Middleham, the nearest to the west are at Manchester and near Penrith. There are therefore few comparable churches in the locality or region.
- The collegiate church shaped much of Ripon as we know it, establishing the market, old courthouse, associated chapels, mile crosses on the roads leading to the city and a precinct of associated chapels and houses. The Minster is one of the few surviving buildings associated with the college.
- The age and position of the Cathedral has influenced the urban plan of Ripon, including routes through the city. Views of the Minster famously influenced the design of the landscaped gardens at Studley Royal and doubtlessly other less well-known sites from where the Minster is visible.
- The building is of spiritual value to its congregation and of communal value to the residents of Ripon and the surrounding area, making a substantial contribution to the city's sense of place and identity.

- The building is a landmark in the city and local area, being one of the largest and tallest buildings for miles around.
- The building is a tourist attraction both religious and secular, local to international and is therefore important to the city's image and attractiveness to visitors.
- It has historical associations with local, national and internationally important historical figures.

### 3.7 Threats

- Inappropriate development in the setting of the Cathedral (including highway works).
- Development that harms the Cathedral as the dominant feature of Ripon's skyline and views of the Cathedral in the wider townscape and landscape.
- Inappropriate alterations to the Cathedral itself.

### 3.8 How would Policy EQ5 protect the local distinctiveness of the Ripon Cathedral?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the significance of the Ripon Cathedral. Although it is of significance in its own right (as a Grade I Listed Building), it is an extremely important feature of the city and the surrounding landscape and has important evidential, historical and in some cases architectural and spiritual relationships with other heritage assets relating to Ripon.
- Maintaining an appropriate amount of space around the Cathedral and protecting its distinctive silhouette and form.
- Ensuring the Cathedral continues to be the dominant focal point and landmark in the townscape and the wider landscape around Ripon.
- Maintaining and reinforcing key views and vistas of the Cathedral.
- By revealing or reinstating lost views, vistas or elements of the Cathedral's setting.
- By supporting the ongoing use of the building as a place of worship, centre for music and tourist attraction.
- Maintaining its group value with associated archaeology, buildings, structures, routes and places.
- Requiring new development at or within the setting of the Cathedral to be of a particularly high quality and mindful of its context.
- By ensuring extensions and alterations to the Cathedral respect its character in terms of height, footprint, form massing, materials, detailing, fenestration, and landscaping.



## Cathedral Close

3.9 Significance: The Cathedral Close Scheduled Ancient Monument (SAM) surrounds the cathedral and other related buildings. It contains the archaeological remains of the ancillary buildings such as the Archbishop's Palace complex, houses of Canons, Bedern (prayer house), chapels, gatehouses and burial ground associated with the medieval College of canons. This predominantly twelfth century close overlies the core of the Anglo Saxon monastery founded by St Wilfrid in the seventh century. It includes the medieval close wall, which is the only part of the close still standing. The College of canons at Ripon was one of very few in the country to have been reinstated following the Dissolution of the Chantries and again after the Commonwealth. The sites of the permanently dissolved Colleges in other settlements were in general sold off and redeveloped leaving little or no trace of the former cathedral close. Ripon Cathedral Close is of very high evidential value, as it shows clear potential for the study of change in an important ecclesiastical institution for a period of 1300 years.

### 3.10 Why is it locally distinctive?

- The site contains some of the most significant Anglo Saxon and medieval archaeology in the District.
- It is the only example of a cathedral close in the District with very few comparable examples in the region.
- The early monastery is one of a very small number of well-documented sites of this type and date.
- The medieval close is an important example of a relatively rare subcategory of religious institution as Colleges of canons were geographically well spread. This rarity is enhanced by the fact that very few cathedral closes nationally with survive to the same extent.
- The long life of the College meant the cathedral close was not fragmented or redeveloped and hence it has played a significant role in shaping the present day city centre and the immediate setting of the Cathedral and important associated buildings.
- It has historical and spiritual associations with important buildings and structures in the city such as the Minster, former deanery, and Thorpe Prebend House.
- It has associations with locally, nationally and internationally important historical figures, including St Wilfrid.

### 3.11 Threats

- The opportunity or ability of present or future generations to study and learn from the primary evidence provided by the site are lost through its destruction or, where loss is justified, a failure to adequately record and evaluate what is lost.

- The accelerated physical deterioration of the above-ground archaeology through inappropriate decisions.

### 3.12 How would Policy EQ5 protect the local distinctiveness of the Cathedral Close?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the archaeological significance of the Cathedral Close. Although it is a Scheduled Ancient Monument, it is a very important piece of the cathedral city and has important historical and in some cases spiritual relationships with other heritage assets relating to the Minster. The policy would ensure that these aspects of the close's significance are maintained or enhanced.
- By ensuring the Close remains an important feature of the townscape of central Ripon.
- By ensuring the Close maintains its group value with the Minster and other ecclesiastical buildings within the setting of the Close.
- By ensuring that new development does not remove or prejudice the opportunity to study and learn from the Cathedral Close.
- By ensuring the setting of the standing elements of the Close is maintained or enhanced.

## **Sharow Cross**

3.13 Significance: In 937 King Athelsane granted the right of sanctuary as part of the Liberty of St Wilfrid. Within an area of sanctuary indicated by eight crosses, each sited on the main routes leading into Ripon approximately one mile from the shrine of St Wilfrid, anyone could be granted sanctuary overnight. 'Sanctuary' was a right of asylum for criminals or those accused of breaking the law. Within the sanctuary the Church was responsible for administering law and order, with justice dispensed at the Sanctuary Peace stool within the Minster. Sharow Cross is the base and stump of the only remaining sanctuary cross. It dates from the thirteenth century. The right of sanctuary and church control of law and order ceased under James I. In recent times replicas of the seven missing crosses have been reinstated and they now form the basis of a ten-mile walk around Ripon called the Sanctuary Way. Sharow Cross is of historical value, evidential value and the establishment of the Sanctuary Way confirm it is of social or communal value to the city of Ripon.

### 3.14 Why is it locally distinctive?

- Sharow Cross serves as a reminder of the extent of the power historically granted to Ripon Minster and the former influence it had over life in the town.
- Responsibility for law and order was not often conferred to ecclesiastical institutions and hence cross boundary markers are rare features.

- This one remaining boundary cross is of group value with its replicas, but also the medieval boundary stones of the Forest of Knaresborough (which indicated the extent of the legal jurisdiction of Knaresborough Castle).
- It is of group value with the Sanctuary Peace stool, Ripon Minster, other medieval ecclesiastical heritage assets and other heritage assets relating to law and order in Ripon.
- It is an important historical feature on a well-used route around Ripon.

### 3.15 Threats

- The cross could fall into disrepair, as it serves no economic purpose.
- Inappropriate development in its setting.
- The removal of the cross from its existing location would significantly undermine its significance.
- Ill-informed repairs or alterations to the cross would harm its significance.
- Without interpretation and the wider Sanctuary Way, the significance of this asset would not be readily understood and appreciated.
- Damage through road traffic accidents.

### 3.16 How would Policy EQ5 protect the local distinctiveness of Sharow Cross?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of Sharow Cross.
- By placing an emphasis of the particular importance of Sharow Cross and the other boundary markers as part of the wider cathedral city.
- By ensuring that Sharow Cross remains a roadside landmark and that new development does not detract from its setting.
- By supporting any proposals that would better reveal its significance or increase opportunities for the public to access Sharow Cross.
- By maintaining and reinforcing key views and vistas towards and from Sharow Cross.
- By supporting proposals which would maintain the Sanctuary Way's appeal to locals and visitors.
- By maintaining its group value with related heritage assets relating to both the Minster and law and order in Ripon.
- Requiring new development at or within the setting of the Sharow Cross to be of a particularly high quality.

## **The Old Palace, Palace Road**

- 3.17 Significance: built 1841-7 as the residence of the Bishops of Ripon following the creation of the Diocese of Ripon in 1836. A chapel was attached to the east end of the Palace but is now freestanding. The location, scale, and design of the Palace and the various outbuildings and landscaped grounds all communicate the original status and lifestyle of the Bishops. The Palace

functioned very much in the same manner as a country house supported by a private estate. The palace and its ancillary buildings are in a Jacobean Revival style, and a High Gothic style is reserved for the chapel. The site ceased to be used as a Bishop's Palace c.1950 after which time it was converted to a school with some development in the grounds. The school was decanted into new buildings built in the grounds of the Old Palace and the Palace, its chapel and outbuildings were all converted to dwellings. The Old Palace and its former estate are of historic and architectural interest and are a unique facet of the ecclesiastical heritage of Ripon.

### 3.18 Why is it locally distinctive?

- The Old Palace is the only purpose-built bishops' palace in the District and one of very few in the wider region.
- The creation of the Diocese of Ripon and the elevation of Ripon Minster to cathedral status necessitated the provision of an appropriate residence for the newly installed Bishop.
- The Old Palace was one of if not the earliest suburban house to be constructed in this part of Ripon and gives the modern day Palace Road its name. It set the precedent for high quality houses for the middle classes – either as small 'country estates' with landscaped grounds and ancillary buildings or more modest semi-detached and terraces. It is probably the combination of the prestige offered by the nearby Palace, the improved turnpike road and latterly the opening of Ripon railway station to the north of the city that established the Palace Road as the prestige suburb of Ripon.
- There are few country houses of this age in and around Ripon and this is possibly the only example of one in a Jacobean Revival style. It is certainly the only one to incorporate a purpose built chapel.
- Later conversions and redevelopment have by and large maintained the architectural and historic interest of the Old Palace and its estate.
- It is of group value with other ecclesiastical buildings in the city as well as historic suburban houses in the city.
- It has historical associations with locally important historic figures, namely the bishops of Ripon.

### 3.19 Threats

- Development that harms the significance of individual buildings or the wider estate of the Old Palace and its setting.
- The loss of trees or other planting or features that contribute to the heritage value of the estate.

### 3.20 How would Policy EQ5 protect the local distinctiveness of the Old Palace?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the Old Palace.
- By maintaining or enhancing the building's group value with the Minster and related ecclesiastical buildings, other former bishops' palaces in Ripon and historic suburban houses.
- By supporting proposals, which better reveal the significance of the Old Palace and its wider estate.
- By supporting the informed restoration of the Old Palace and its wider estate.
- By upholding visual, architectural and historic associations between the old Palace and other heritage assets that relate to the Minster.
- By ensuring new development does not harm the character or quality of the spaces about the building, ancillary buildings and the wider estate.
- By ensuring new development respects the context provided by the Old Palace and its estate.
- By ensuring extensions and alterations to the Old Palace and its ancillary buildings respect their character in terms of height, footprint, form massing, materials, detailing, fenestration, and landscaping.

## **Ripon Market Place**

3.21 Significance: In 1108 Henry I granted Ripon Minster a charter allowing a weekly market an annual fair and feast to be held in honour of St Wilfrid. This market charter gave the Minster an important source of income and allowed trade and commerce to be firmly pushed out of the church and its close. The first recorded mention of the Market Place itself is in 1281. Later charters allowed annual fairs for the sale of cattle, sheep and horses at different times of the year in addition to a corn market and a wool market. The establishment of the Market Place in the twelfth century therefore had a significant bearing on the historic development of Ripon and its growth as a market town as well as an ecclesiastical centre. The medieval market cross was replaced with the present obelisk in 1702. The market remains in use to this day. Ripon Market is of evidential, historic, design, communal and social value.

3.22 Why is it locally distinctive?

- The establishment of the Market Place in the twelfth century as a large open space at the convergence of several key routes through the town established the framework around which the medieval town would develop and redevelop. The value of land adjoining the market led to the establishment of the distinctive narrow-fronted burgage plots which survive to this day and are of evidential value along with the market place itself and make a significant contribution to Ripon's sense of place.
- The market place and market activity are important to Ripon's identity and is of communal and social value to local residents and businesses.

- Market Place is one of the key open spaces in the city of Ripon and is the focal point of retail and business activity in the city. The weekly market continues to draw locals and visitors into the city centre.
- The Market Place is overlooked by locally important buildings such as the Town Hall and Wakeman's House and contains locally important obelisk monument and historic items of street furniture such as the listed Cabmen's shelter.
- Within the district only Knaresborough and Masham retain weekly markets with medieval origins.

### 3.23 Threats

- Inappropriate alteration to the Market Place itself (including re-surfacing, street furniture, landscaping, barriers or obstacles to pedestrian movement).
- More of the Market Place being given over to car parking.
- Reduced vitality and levels of activity.
- Inappropriate alterations to the highways running through Market Place.
- Inappropriate development on or within the setting of Market Place.
- Erosion of the historic burgage plot pattern bordering Market Place.
- Loss of harmful alteration to historic street furniture and paving.
- Loss or reducing in retail, business and civic building uses around Market Place.

### 3.24 How would policy EQ5 protect the local distinctiveness the Ripon Market Place?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the significance of the Market Place and its setting.
- By supporting proposals to maintain or reinstate the historic layout of plots at and associated with the market place.
- By supporting proposals which would uphold the continued use of Market Place for a market and its use for other public events and activities.
- By supporting proposals which maintain or enhance retail, civic and business activity around the Market Place in order to maintain its vitality.
- By supporting proposals which would appropriately restore any lost features, details or characteristics of Market Place.
- By maintaining or enhancing the distinctive traditional character and appearance of Market Place itself, the structures and street furniture within it, and the buildings which surround it.
- By maintaining or enhancing views into, out of and across Market Place.
- By ensuring new development respects the context provided by the market place

- By ensuring extensions and alterations at market place and within its setting respect its character in terms of height, footprint, form massing, materials, detailing, fenestration, and landscaping.

## Chapter 4: Theme: Studley Royal and Fountains Abbey

### Summary of Significance to the Harrogate District:

- 4.1 The World Heritage Site (WHS) of Fountains Abbey and Studley Royal is of outstanding universal value, defined as of a cultural and natural significance so exceptional that it transcends national boundaries. The site was inscribed as a cultural site because: it represents a masterpiece of human creative genius, and; it is an outstanding example of a landscape, which illustrates a significant stage in human history.
- 4.2 There are a number of monastic abbeys in North Yorkshire, but no others that are incorporated within a landscape garden in the same manner as Fountains. Here the site is unique for its stunning 18<sup>th</sup> century landscape and water garden, which integrates the ruins of Fountains Abbey. The estate also includes one of the finest monastic mills in Europe; a deer park with ancient trees, landscaped with long vistas and avenues; the Elizabethan mansion of Fountains Hall, and; St. Mary's Church a Victorian gothic masterpiece by William Burgess.
- 4.3 Fountains Abbey was the richest Cistercian abbey in England. Its wealth was largely built on the wool trade and landholdings throughout Yorkshire. These landholdings were extensive and the abbey had considerable influence over a huge area of Yorkshire. Land particularly associated with the monastic estate and contiguous with the abbey precinct includes the home granges of Swanley Grange, Morker Grange and Fountains Park. These contain fishponds, wall boundaries and earthworks, all features that date back to the twelfth century during the period up to the dissolution of the abbey in 1539. Other granges include Bewerley, Brimham, Bouthwaite, Dacre and Galphay in Nidderdale, and over to the east; Marton and Thorpe Underwood. Bewerley Chapel is the only medieval grange building to remain.
- 4.4 The water gardens of Studley Royal were laid out for John Aislaby and his son between 1718 and 1781. The landscape, created around eye catchers, contrived vistas and carefully designed water features took full advantage of the topography and the abbey ruins. Changes were made under subsequent owners, for example St Mary's church was built at the western end of the avenue aligned on Ripon Cathedral, and at the end of the 19<sup>th</sup> century a pheasant shoot was developed. The vista to the cathedral lies outside the WHS boundary, as is Howe Hill tower built in 1718, an eye catcher that was once within the Studley Royal estate.
- 4.5 Other landscaped areas and parts of the working estate that lie outside the World Heritage Site Boundary, include the Chinese Wood, Spa Gill Wood, Wheatbriggs and the village of Studley Roger, which contain important features and archaeological remains. Areas further afield associated with the



Studley Royal Estate include Hackfall and Laver Banks, both landscape gardens created by William Ailsabie.

- 4.6 Range of Heritage Assets that contribute to the Theme: In addition to the assets within the WHS; monastic granges, buildings and walls; features on the route to the granges including bridges such as Butterton; landscaped areas and gardens including the Chinese Wood, Hackfall, Laver Banks and their buildings, structures and other design features; buildings outside the landscape gardens that are eye catchers, include Ripon Cathedral and Blois Hall Farm, also Skelton on Ure Church, and; the village of Studley Roger.
- 4.7 These heritage assets individually have a high level of significance due to their age and design, but this significance is increased because of their association with the world heritage site. Those associated with Fountains are important evidence of the history and influence of the Abbey in medieval England. The assets associated with the gardens are important evidence of the history and development of landscape gardens and the influence of wealthy landowners of the eighteenth century.

Three examples of related heritage assets, which are not nationally designated or are low grade listed, follow.

**Further Reading:**

Fountains Abbey and Studley Royal World Heritage Site Management Plan, found at: <http://www.fountainsabbey.org.uk/html/the-estate-today/world-heritage-site/whs-management-plan-update/>  
The Landscape Agency "Hackfall, Grewelthorpe Conservation Management Plan"

**Hackfall House, Grewelthorpe**

- 4.8 Significance: Hackfall is a Grade I Historic Park and Garden and a Conservation Area. The special significance of Hackfall arises out of its being a rare and outstanding example of the picturesque garden style of the mid-eighteenth century and the extent to which it continues to reflect the taste and intentions of its creator William Aislable, who completed the development of Studley Royal (started by his father John) by adding the wilder Seven Bridges Walk and the purchase of Fountains Abbey.
- 4.9 The garden at Hackfall became an important place to visit in the eighteenth and nineteenth century. The gardener who lived in Hackfall House showed around visitors commonly. The house, despite the replacement door and windows, is a good example of the vernacular.
- 4.10 Why is it Locally Distinctive?

- Hackfall is unique; its location in the narrow and steep ravine lined with calcareous springs within riding distance of Studley Royal attracted William Aislabie to develop the garden. Hackfall House, having been the gardener's house has a very strong historical relationship with the gardens.
- Hackfall House is typical of the local vernacular; it is a two-storey stone house of modest depth with a lower attached element, also constructed in stone. Both elements are eaves facing the front, the main part of the house having a lower pitched roof in keeping with its stone slate finish, and the attached part of the property having a steeper pantiled roof. The proportion of openings to solid wall is low. Windows are of vertical proportion and were vertical sliding sash windows.
- Grewelthorpe is very close to the belt of magnesium limestone that passes up through the District, and sits at the edge of the Pennine fringes not far from the vales to the east of the District. Typically building materials to the west are gritstone walling, and stone or Welsh slate roofs, and buildings to the east have brick walls and pantile roofs. Buildings on the magnesium limestone belt are often of limestone, sandstone or brick, with pantiled, Welsh slate or occasionally stone slate roofs. Hackfall House is constructed of local sandstone (from the pennine gritstone group) walling and slates, whilst the addition exhibits pantiles from further west used with a stone slate eaves course in the local tradition.

#### 4.11 Threats

- Inappropriate alteration, restoration or repair
- Inappropriate extension
- Further inappropriate development within the setting of the House
- Potential demolition and redevelopment.

#### 4.12 How would Policy EQ5 protect the local distinctiveness of Hackfall House?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of Hackfall House. Although it is not a listed building, it is a very important piece of the wider setting of Hackfall and Grewelthorpe and has an important historical relationship with Hackfall and the Aislabies of Studley Royal. The policy would ensure that these aspects of the building's significance are maintained or enhanced.
- By ensuring that the House remains prominent on the Grewelthorpe to Masham Road.
- By ensuring that any new development does not dominate it or otherwise detract from its setting.
- Requiring any new development at and within the setting of the house to be of particularly high quality and respectful of its context.
- By ensuring extensions and alterations to Hackfall House respect its character in terms of height, footprint, form massing, materials, detailing, fenestration, and landscaping.

- By supporting proposals to restore or reinstate removed or compromised elements of the house and its site.

## The Grotto at Hackfall

4.13 Significance: Hackfall is a Grade I Historic Park and Garden and a Conservation Area. The special significance of Hackfall arises out of its being a rare and outstanding example of the picturesque garden style of the mid-eighteenth century and the extent to which it continues to reflect the taste and intentions of its creator William Aislabie, who completed the development of Studley Royal (started by his father John) by adding the wilder Seven Bridges Walk and the purchase of Fountains Abbey. Hackfall celebrates the beauty of nature, but idealised by the careful placement of follies (many now are listed), ponds and cascades as eye catchers in a series of views to be discovered during a walk through the site.

4.14 The Grotto is not listed, its special significance arises from its design and place within the picturesque garden of Hackfall, which has such a strong historic relationship with Fountains and Studley Royal. It seems to have been specifically built for a single view ahead to the high waterfall. The structure of the Grotto and its surrounding trees, created a view from shade into light. The Grotto is little more than a covered seat. It is a rectangular masonry building without a roof. The Grotto had a barrel vault in tufa, possible with a single pitched roof over it. The remaining stonework is of two leafs, the outer leaf is of coursed rubble sandstone and the inner leaf is of tufa. The opening to the west elevation is an arch following the Gothic theme.

4.15 Why is it Locally Distinctive?

- Hackfall is unique, its location in the narrow and steep ravine lined with calcareous springs within riding distance of Studley Royal attracted William Aislabie to develop the garden
- The Grotto was designed to contribute to the picturesque garden, its general design and construction reflect the other buildings and structures of Hackfall gardens
- The Grotto, similar to buildings and features in the garden and at Studley Royal, is a folly, an eye catcher and contributes to composed views
- The Grotto was built of local stone, particularly the tufa, which was formed through the action of the calcareous springs.

4.16 Threats

- Lack of maintenance and repair
- Damage caused by people climbing and dislodging stone, or removing the tufa
- Inappropriate alteration, restoration or repair of the structure
- Inappropriate development within the curtilage or setting of the Grotto

- Inappropriate re-use of the structure or site.

4.17 How would Policy EQ5 protect the local distinctiveness of the Grotto?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the Grotto. It is an extremely important piece of the garden and has important historical and architectural relationships with other heritage assets relating to the World Heritage Site and Hackfall.
- Ensuring the Grotto continues to be a focal point and landmark in the garden
- Maintaining and reinforcing key views of the Grotto.

### **Low Lodge to Studley Royal Park**

4.18 Significance: The lodge, now known as the Gate House, because of its remoteness from the site would not appear to be associated with the park, but is none the less associated with the World Heritage Site of Fountains Abbey and Studley Royal. This mid-late eighteenth century building was built for John or William Aislabie as a lodge for Studley Royal House, which no longer exists.

4.19 Typical of lodges, it is a small ornate eighteenth century building. It has been in private ownership for many years and has been extended. It is single storey and is of ashlar and brick, and has a pyramidal shaped roof finished in Westmorland slate. The front has a deep portico supported on yew tree trunks. The door and a window have Gothic arched heads, and other windows are mullioned.

4.20 Why is it locally distinctive?

- Studley Royal is unique for its stunning eighteenth century landscape and water garden, built for William Aislabie. The building was constructed for the Aislabies as a lodge house.
- Low Lodge sits just over the River Laver from the edge of Ripon and Bishopton. Typical of lodges to Country Houses in the District, it is set apart from nearby settlements. It is locally an important landmark beyond the bridge, which marks the boundary of the settlement with the open countryside.
- The lodge does not reflect the local vernacular, but is typical of other lodge buildings of the District having ornate styling and incorporating some non-local materials, which were more expensive and hence created a building of distinction. The function of the building close to the gates is easily distinguished.

#### 4.21 Threats

- Inappropriate alteration, restoration or repair of the lodge.
- Further extension to Low Lodge that would result in an overly large dwelling uncharacteristic of lodge houses.
- Inappropriate development within the curtilage or setting of the lodge
- The role of Low Lodge as a local landmark at the fringe of the city being undermined.

#### 4.22 How would Policy EQ5 protect the local distinctiveness of Low Lodge?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of Low Lodge. Although it is a listed building, it is grade II only. This designation does not illustrate its importance of association with the World Heritage Site. The policy would ensure that this aspect of the lodge's significance is maintained or enhanced
- By ensuring any alteration is appropriate to the architectural and historic significance of Low Lodge.
- By ensuring that the lodge remains a landmark and to prevent new development, which would form coalescence of the building with the settlement, or otherwise detract from its setting.
- By ensuring that the lodge retains open space, tree cover and landscaping which is commensurate with its original function and historic character.
- Maintaining and reinforcing key views of the lodge.
- By supporting proposals to restore or reinstate removed or compromised elements of the lodge and its site.

## Chapter 5: Theme: Farming

### Summary of Significance to the Harrogate District:

- 5.1 The Dales Pennine Fringe is a long, narrow zone marking the transition from the upland landscapes of the Yorkshire Dales in the west to the lower lying, fertile vale landscapes to the east. It extends from the River Wharf in the south to the edge of the North Pennines in the north beyond the District boundary. The area includes urban and rural areas, cultivated land and woodland. Part of the area is within the Nidderdale Area of Outstanding Natural Beauty (AONB).
- 5.2 Historically, arable-based farming combined with fattening of cattle typically occurs to the south, including Lower Hill Fringes and to broad and fertile valleys of the Nidd, Ure and Wharfe. Pastoral economies of smaller tributaries/valleys specialised in livestock rearing and dairying from at least the 16th century. Exposed hills and plateaux between valleys were used for summer grazing, with a brief period of mixed arable-based agriculture in late 18th/early 19th century associated with enclosure.
- 5.3 There is a strong pattern of nucleated settlements, with villages and hamlets established in the 12th century or earlier. There are earthwork remains of medieval settlements and associated field systems, abandoned due to population decline or raids from the north, or pastoral enclosure in the sixteenth century. There are also medium-high densities of isolated farmsteads resulting from:
  - medieval and sometimes later woodland clearance with small-scale and irregular enclosure;
  - development from medieval lodges and cattle farms in upland valleys (especially lower Nidderdale and upper Washburn Valley);
  - piecemeal enclosure of communal arable and blocks of common land;
  - later 18th/19th planned enclosure of moorland (eg moorland east of Pateley Bridge) and around villages, the latter retaining shape of medieval furlongs in narrow fields.
  - Late nineteenth and twentieth century water catchment systems supplied reservoirs in upland vales, and sometimes associated with new-build farmsteads. Broadleaved woodland to valleys, shelter belts to farmsteads especially in upland and upland fringe areas.
- 5.4 Linear farmsteads dating from the late seventeenth century (the majority between 1650 and 1750) are widespread and dominant in the upland dales, eighteenth century and later examples often having a cartshed, stable and first-floor granary separating the house from the barn and cow house. Many developed with subsidiary buildings. Some farmhouses retain possible evidence of their origin as former longhouses – rebuilt lower ends (now

serving as outbuildings or integrated into the domestic plan), which could have served as cattle housing. Threshing barns – usually in combination ranges – marked by wide entrance to cart entry/threshing bay, cattle stalled to one or both ends, sometimes housed in projecting outshots. Outshots to barns for cattle are common, some later and some original with occasional stone piers to internal aisles.

- 5.5 Some small-scale laithe houses remain, typically of one build (mostly late 18th and 19th century) and with the hay/corn barn separating the house from other attached farm buildings (usually cowhouse and stable). Regular courtyard plan steadings concentrated to the south of the area around Harrogate, often with detached farmhouses and sometimes with buildings to 3 or 4 sides of a yard.
- 5.6 There are some field barns widely dispersed in valley sides and bottoms, mostly late eighteenth to mid nineteenth century in date but some rare pre-1750 (and often cruck-framed) examples are evident. These stored hay and wintered dairy cattle and fatstock, their manure being used to fertilize the surrounding fields.
- 5.7 Traditional buildings are of sandstone (Millstone Grit) and other local sandstones with Magnesian Limestone to the east, dating from the late 17th century and especially from the mid eighteenth century. Increased use of brick is evident from late nineteenth century. Roofs are of stone flag (sandstone), Welsh slate and pantile. Remnants of generally sixteenth century or earlier timber frame – the latter often surviving as cruck-framed buildings with later stone infill.
- 5.8 A farmstead is the homestead of a farm where the farmhouse and some or all of the working farm buildings are located, some farms having field barns or outfarms sited away from the main steading. Farmsteads – and in particular traditional farm buildings of nineteenth century or earlier date - make a fundamental contribution to *local distinctiveness* and a *sense of place*, through their varied forms, use of materials and the way that they relate to the surrounding form and patterning of landscape and settlement. This is because their character has been shaped by their development as centres for the production of food from the surrounding farmland. Every part of England's farmed landscape has inherited its own distinct and recognisable characteristics, each resulting from a combination of physical and natural factors such as land form and geology, and historical processes such as how individuals and communities have worked and managed the land, in response to local and distant markets. Informed and sensitive management of change and effective targeting of scarce resources for conservation requires a robust evidence base that can provide information on the size, character and condition of the historic farm building stock, how it contributes to local distinctiveness and how the resource is changing over time.

5.9 This is of critical importance, as structural changes in the farming industry have hastened their wholesale redundancy, and the decoupling of entire farmsteads from agricultural production. There is a strong demand for the conversion of historic farm buildings into other uses, particularly housing. These pressures are locally varied, and influenced by patterns of redundancy and dereliction; farm income; the broader social and economic character of rural areas; the supply of traditional farmsteads and buildings onto the property market; and the relative demand for economic and residential conversion. The future of historic farm buildings is mostly, therefore, dependent on finding a use for which they were not originally intended, and solutions lie far less in consideration of their merits as historic buildings alone, and increasingly as part of wider landscape change and the changing structure of rural communities and economies.

5.10 Range of Heritage Assets that contribute to the Theme: Farm buildings and structures, farm houses, agricultural villages and historic field systems, cottages, bothys, stables, barns, cowhouses, byres, piggeries, dovecotes, bee boles, granaries, field barns, hay barns, limekilns, storage buildings and structures. Incrementally developed farms, model farms, 'manor farms', 'longhouse' farms, 'courtyard' farms, sensitively converted farms or farm buildings. Tofts, crofts, pre-Enclosure Act field patterns, distinctive Enclosure Act field patterns, dry stone walls, hedges, boundary trees, ex-boundary trees. Ancillary agricultural buildings: forges, seed warehouses, windmills.

**Further Reading:**

E.G. New York Farm, Huby- redevelopment of farmstead

5.11 Threats

- The enlargement of farms, the need to maximise production whilst saving on labour costs, allow access for new machinery, or to comply with animal welfare regulations has resulted in both the redundancy of traditional working buildings and the demand for industrial-style sheds and large concreted working areas, often with new points of access.
- Many traditional buildings have not been maintained for several decades, and repair and adaptation for modern farming use can be very costly.
- The future maintenance of the great majority of traditional farm buildings is now dependent on a new role outside agriculture.
- The strong demand for the adaptive re-use of traditional buildings.
- Despite policies designed to encourage economic use, the overwhelming demand is residential use for redundant buildings.
- The continued reduction of holdings has resulted in whole farms and steadings being brought onto the property market.
- The demand for 'country living', and restraints on development in the wider countryside results in high property prices in rural areas.



- Conversion or alterations that harm the significance of individual buildings or the wider site.
- Development that harms the significance of the conservation area and affecting the setting of the site.

5.12 How would Policy EQ5 protect the local distinctiveness of traditional farmsteads?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of traditional farmsteads.
- By upholding visual, architectural and historic associations between farmsteads and their landscape setting.
- By ensuring new development does not harm the character or quality of the spaces about the buildings and the wider area.
- By ensuring new development respects the context and maintains or enhances the building's group value.
- By ensuring extensions and alterations to traditional farm buildings respect their agricultural character in terms of height, footprint, form massing, materials, detailing and fenestration.

## Chapter 6: Theme: Local Industries

### Summary of Significance to the Harrogate District:

- 6.1 Harrogate District is rural and the majority of industrial heritage in the area was developed to supply relatively local need and hence were not significant in scale. However there are exceptions, and large buildings are in evidence including those for the flax industry, which was very important to the local economy, breweries, warehouses and workshops.
- 6.2 Most towns and large villages had a brewery serving local needs. Many of the small breweries have closed, although the surviving buildings can be easily recognised, but those in Masham thrived, brewing is a very important part of the local economy and the buildings contribute to the character of the town.
- 6.3 Local industrial buildings related to agriculture include corn mills, which are fairly easily recognised. Most were powered originally by water and are hence sited alongside fast running watercourses. As with the flax mills, water was diverted to ensure a steady pressure and hence mill races and ponds are a common feature in many small settlements of the District. Many of the smithies or workshops ancillary to agriculture were small buildings. Tanneries transforming skins in areas local to abattoirs were common, one in particular at Burton Leonard had a European reputation for the quality of the leather.
- 6.4 The River Nidd is strongly associated with the flax industry, for example a complex of mill buildings alongside the river at Knaresborough originally built for cotton were converted to flax spinning for linen in 1811, and now are in residential use. In Nidderdale, many of the settlements developed around the mills, the village of Glasshouses is a striking example. The mill buildings at Glasshouses are of a huge scale compared to most of the other mill buildings in the area, such that the complex is comparable to some mill complexes in West Yorkshire.
- 6.5 Other industry associated with flax was the manufacture of linseed oil, rope and twine. The manufacture of tools, such as bobbin and shuttle makers, and foundries, such as Todd's, manufactured winches for example. Whilst not so important to the area as flax, there were fulling mills, such as the one in Boroughbridge, in many areas.
- 6.6 Warehouses and works not associated with the cloth industry tend generally to be associated with agriculture with the exception of those near the former railyards and waterways. The area of Boroughbridge alongside the River Ure is characterised by large warehouses, for cloth, wine, tobacco, hops, ropes etc. Similarly at Ripon, canal warehouses, flour mills and numerous workshops thrived. There are smaller warehouses and workshops within all town centres, typically away from the high street or market place, but often forming yards such as those that are important to the character of Ripon and

Knaresborough. Examples of these small industries included saddles and other leather goods, coopers, and coach building.

- 6.7 The railway line to Pateley Bridge brought in coal (the local Foggyshaw colliery was worked out), which served the steam engines of the larger mills, also building materials such as Welsh slate was brought in by rail. Goods transported from Pateley Bridge included agricultural products, lead, which was mined in the area, and lime extracted in the larger kilns such as that at Toftgate. (Small lime-kilns can be seen all over Nidderdale because lime was used by farmers to improve the “sour” soil of the area).
- 6.8 Stone from the quarries was also transported from the area, but most stone was used locally as is evidenced by the vernacular. However, to the east side of the District, where clay is more abundant and of better quality, there were numerous brickworks, now gone, but some buildings and structures remain. The resulting vernacular in the east differs from that of the west of the District.
- 6.9 Range of Heritage Assets that contribute to the Industrial Theme: Mill buildings, associated workshops and warehouses, also dams and ponds, mill leats, aqueducts; maltings and other buildings associated with breweries including the grain mill, the brewhouse, warehouses, workshops and stables; tanneries; workshops and stores for local light industry including wheelwrights, carpenters and the like; workshops and equipment at stone quarries; limekilns of industrial scale; brickworks; warehouses to store goods at transport nodes.

Three examples of industrial-related heritage assets follow.

### **Theakston’s Brewery and Maltings, Red Lane, Masham**

- 6.10 Significance: Masham became the crossroads for several pack-horse tracks, leading to its development as a busy trading place. Masham today is the local centre for a large rural and agricultural hinterland. The town centre was designated as a conservation area in 1975.
- 6.11 Robert Theakston took the lease on the Black Bull Inn and brewhouse in 1827. His son Thomas continued after his father and, in 1875 coincident with the coming of the railway, built the current brewery on an area called “Paradise Fields”. The appearance of the buildings has altered little; the old brewery cottages were converted into the “new” White Bear Inn and more recently facilities for the visitor centre have been added.
- 6.12 Malting is the controlled germination of barley by steeping it in water, the germination is then arrested by drying. Traditionally, the grain is spread on the floor in a well-ventilated space to prevent the formation of mould.

Maltings are recognisable by their steep pitched roofs, ventilators and small windows that ventilate rather than light the shallow germinating floors.

6.13 The brewing process starts at the top of the building and works down. Malt and any other grain is hoisted to the top of the building, and fed into a mill, which grinds the malt into “grist”. The grist with hot water is fed into the “mash-tun”. After mashing, the liquid is clarified and passed into the brew kettle, where hops are added, and is then boiled. This is the process known as brewing. The hops are extracted (nowadays the wort is quickly cooled) and yeast added when passed into the fermentation vessel. After the primary fermentation the liquid is passed into conditioning tanks before being put into the cask or bottle.

6.14 The tallest building on the Theakston’s site is the brewhouse, which together with its chimney is an important landmark in the town. The brewery and maltings are not listed, but are designated in the Conservation Area Appraisal as buildings of local interest. The brewery and maltings are of historic and architectural interest and, together with the Black Sheep Brewery, form a unique asset in the market town of Masham.

6.15 Why is it locally distinctive?

- The breweries of Masham are two of very few in the District.
- The nineteenth century buildings of Theakston’s have survived despite the modernisation of some of the brewing process, and alterations to accommodate visitors
- The brewery development stands alone in terms of size, scale and detailing compared with its immediate surroundings.
- The various buildings on the site are linked by a central courtyard, which together with the access into the site, remains in use due to later development around the brewery that has restricted expansion.
- The buildings are larger in scale but blend in well through the choice of materials used; local stone and Welsh slate (brought in by rail).
- It is of group value with inns and other historic buildings in the town.
- It has historical associations with locally important historic figures, namely the Theakstons.

6.16 Threats

- Conversion or alterations that harm the significance of individual buildings or the wider site.
- Development that harms the significance of the conservation area and affecting the setting of the site.
- The loss of the chimney or other features that contribute to the heritage value of the brewery.

6.17 How would Policy EQ5 protect the local distinctiveness of Theakston's Brewery?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the Brewery.
- By upholding visual, architectural and historic associations between the Brewery and Masham.
- By ensuring new development does not harm the character or quality of the spaces about the buildings and the wider area.
- By ensuring new development respects the context provided by the Brewery and maintains or enhances the building's group value.
- By ensuring extensions and alterations to the brewery buildings respect their character in terms of height, footprint, form massing, materials, detailing, fenestration.

### **The Mill at Wath, Nidderdale**

6.18 Significance: Wath is a small village, which lies on the valley floor east of the River Nidd about 1-½ miles north of Pateley Bridge. The road passing through Wath is very narrow in parts and hence the village has little through traffic. To the east, the land rises quite sharply towards the moors, the slopes being clothed by the woodlands, which wrap around the village, creating a strong sense of enclosure. Dauber Gill flows through these woods to bisect Wath into two distinct parts, separated by the beck and open fields.

6.19 A notable feature of Wath is the almost total absence of modern building, even The Sportsman's Arms and the former Station House (the railway of the early 1900's has been dismantled) predate the First World War, and apart from some limited alteration and extension to existing buildings, there has been no modern development. There is a strong unity of form, massing and colour in Wath's buildings, which, together with the sandstone field walls, help to integrate them into the local landscape in an attractive manner. A particular and subtle feature of Wath is the dusky pink paintwork, which serves to indicate the estate buildings, of which the corn mill is one.

6.20 The only industrial building in Wath was used as a corn mill. It was rebuilt in 1880, but no longer operates. The mill is fed by the large pond to the northeast, its race taking water from Dauber Beck.

6.21 The disused corn mill, the largest building in Wath, is constructed of stone. It is of two storeys plus an attic and five bays long. The steeply pitched Welsh slate roof has a small ridge top cupola, and a bellcote with bell on the gable end facing the road. A cast iron beam above the gable end doorway carries the inscription "Rebuilt 1880". Attached to the mill is a lower two-storey wing with an external stair, and attached to this building is a terrace of cottages, Mill Cottages.

6.22 The mill is an important landmark in Wath; it is not listed, but is designated in the Conservation Area Appraisal as a building of local interest. The building is of high historic and architectural significance.

6.23 Why is it locally distinctive?

- The nineteenth century building has survived unaltered, despite the fact that it has not been used as a corn mill for considerable time. Whilst there are other examples of such mills in the District, most have been converted into residential use.
- The mill stands alone in terms of size and scale compared with its immediate surroundings.
- The building is larger in scale but blends in well with the other buildings of the village through the choice of materials used; local stone and Welsh slate.
- The ridge top cupola, and particularly the bellcote (with bell) on the gable end are distinctive.
- It is of group value with other historic buildings in the village.

6.24 Threats

- Conversion or alterations that harm the significance of the buildings or its immediate setting.
- Development that harms the significance of the conservation area and affecting the setting of the mill.
- The loss of features that contribute to the heritage value of the mill.

6.25 How would Policy EQ5 protect the local distinctiveness of Wath Mill?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the Mill.
- By upholding visual, architectural and historic associations between the Mill and Wath.
- By ensuring new development does not harm the character or quality of the spaces about the building and the wider area.
- By ensuring new development respects the context provided by the Mill and maintains or enhances the building's group value
- By ensuring extensions and alterations to the mill respect its character in terms of height, footprint, form massing, materials, detailing and fenestration.

## Workshops off Finkle Street, Knaresborough

- 6.26 Significance: Knaresborough Castle, first mentioned in 1129, was the one of the most important military and administrative centres in the north. The charter of 1310 provided that Knaresborough is a “Free Burgh”. Eighty-six burgages were created, mainly along the north-west side of the Market Place, including along Finkle Street.
- 6.27 Apart from trading and corn milling, the main economic activity in Knaresborough was the textile industry. Growth of the textile industry was restrained by topography and lack of coal. The railway arrived in 1848, too late to save the textile industry. By the end of the nineteenth century, Knaresborough had reverted to being essentially a market town, providing trading and professional services and small-scale industries, including butchers, drapers, cobblers, brewers, tanners, and blacksmiths, to serve the surrounding rural area.
- 6.28 The town sits on a narrow band of Magnesian limestone formation between the boulder clay of the Vale of York and the carboniferous gritstone of the Pennine fringe. This has resulted in the varied palette of building materials in Knaresborough.
- 6.29 The workshops, typical of others in Knaresborough, are in a yard accessed from Finkle Street via a narrow carriageway. This arrangement reflects the medieval burgages. The buildings fronting Finkle Street are varied, typical of local character. A large nineteenth century building sits on the corner, built of brick with stone details; it features arched heads to the first floor windows, and has a Westmorland slate roof. Adjacent is a three-storey brick building of similar age having the same height and roof material, featuring bow windows and an elaborate doorcase. The carriage arch is between this and a row of small eighteenth century cottages, which are of limestone and have a slate roof, which is steep and probably replaced earlier pantiles (or even thatch). All these frontage buildings are listed.
- 6.30 The workshops are smaller in height and depth to those frontage buildings. They are arranged on the south and west of the yard; the north side is bounded by an unattractive twentieth infill of the neighboring yard, which is used by the joiners and undertakers. The cottages have very small gardens backing onto the yard. The workshops and outbuildings are of brick and most have pantiled roofs. They are utilitarian in appearance, but none-the-less provide interest as glimpsed from the street through the arch. They contribute to the grain of Knaresborough and have historic and architectural significance.
- 6.31 Why are they locally distinctive?
- The nineteenth century buildings have survived more or less unaltered.

- They form a yard, which is distinctive to the immediate area.
- They contribute to the historic grain of Knaresborough, which aids our understanding of the influence of the fourteenth century charter.
- The buildings blend in well with the other buildings of the town through the choice of materials used; brick, pantile and Welsh slate, whilst remaining clearly subservient to the frontage buildings.
- They are of group value and provide an important setting to the listed buildings.

#### 6.32 Threats

- Conversion or alterations that harm the significance of the buildings or their setting.
- Development that harms the significance of the conservation area and affecting the setting of the listed buildings.
- The loss of historic fabric that contribute to the heritage value of the conservation area.

#### 6.33 How would Policy EQ5 protect the local distinctiveness of the workshops?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the workshops.
- By upholding visual, architectural and historic associations between the workshops and frontage buildings.
- By ensuring new development does not harm the character or quality of the space about the buildings.
- By ensuring new development respects the context and maintains or enhances the building's group value
- By ensuring extensions and alterations to the workshops respect their character in terms of form massing, materials, detailing, and fenestration.

### **Reservoir, Leat and ancillary structures of Glasshouses Mill**

6.34 Significance: The village of Glasshouses, a conservation area, lies on the bank of the River Nidd within the Nidderdale Area of Outstanding Natural Beauty. Several flax spinning mills, including Glasshouses, were built along the Nidd's tributaries, using the water to power machinery. In 1835 the Metcalfe brothers bought the flax mill, which was on the site of a former corn mill, and for the remainder of the nineteenth century they expanded and developed the business.

6.35 The number of workers rose from 78 to over 400. Mill workers houses were built, which completely changed the character of the small hamlet. Metcalfe also built the School (1860) and Glasshouses Chapel (1866). In the twentieth century, after the demise of flax spinning, the Mill was used for the



manufacture of hemp, rope and twine but this, in turn, was to decline. Currently, the Mill is sub-divided and partly occupied by a variety of small enterprises.

- 6.36 Glasshouses Mill, grade II listed, was the largest mill in the valley. The Mill building is the focal point to a planned group of industrial buildings, dominating by virtue of its function, form and scale. Southeast of the Mill, the former gas works utilised coal brought to the village by the railway, which arrived in 1862. As a group, these buildings provide good examples of functional architecture, reflecting the industrial heritage of the village and Nidd Valley.
- 6.37 The reservoir, or mill pond, was built to ensure adequate water pressure for the expanding Mill. The leat, or goit, passes under the mill building to the wheelhouse. Built in 1850, the reservoir is between the man-made mill leat and the river. It covers 5 acres and has a capacity of 10 million gallons of water. At a joint celebration to mark the marriage of George Metcalfe Jr. and the end of the Crimean War, the central island provided a platform for a Brass Band and a firework display. Today, the reservoir is a valuable amenity resource and is used for canoeing and kayaking. A footpath alongside the river runs from Pateley Bridge, passing alongside the leat and the mill and is an important route for residents and visitors alike. This part of the Conservation Area and its environs is rich in biodiversity. It supports important numbers of birds, these and healthy fish populations reflect the good water quality and diverse habitat.
- 6.38 Whilst not included in the list description, the water features and structures are fundamental to the working of the mill. Additionally they contribute significantly to the character of the conservation area. They are historically significant, and the supporting structures and protective walling is architecturally significant.
- 6.39 Why are they locally distinctive?
- The nineteenth century water features and structures, complete with dam, sluices and winches have survived more or less unaltered (unlike some that have been separated from other mills, water drained and workings lost).
  - They form an amenity, contributing to the landscape and as a leisure facility.
  - They contribute to the historic grain of Glasshouses and aid our understanding to the workings of the mill, and the influence of the river and textile industry.
  - The built structures blend into the landscape through the use of stone
  - They are of group value and are integral to and provide the setting of the listed buildings.

#### 6.40 Threats

- Falling into disrepair, or being drained of water, which would eventually result in plant growth that will change the physical nature of the assets and also biodiversity.
- Insensitive repairs that harm the significance of the features or their setting.
- Development that harms the significance and affecting the setting of these historic assets.

#### 6.41 How would Policy EQ5 protect the local distinctiveness of the water features?

- By adding weight at a local policy level to the presumption in favour of maintaining or enhancing the historic and architectural significance of the water features.
- By upholding visual, architectural and historic associations between the features and the mill.
- By ensuring new development does not harm the character or quality of the space about the water features.
- By ensuring repair or alterations to these industrial features respect their character

**Chapter 7: Theme: Country Houses and Estates**

**TO BE COMPLETED**

**INFORMATION TO FEATURE AT PUBLICATION  
STAGE**

# Appendix 1: Additional Heritage Asset Themes

## Heritage Asset Themes

- **The attractions, accommodation and facilities relating to Harrogate's function as a mineral spa towns**

Examples of assets: wells, pump rooms, Stray, Valley Gardens, baths, hotels, boarding houses, hospitals, promenades and pleasure gardens, theatres, Kursaal, 'rival' facilities in Starbeck, Ripon and Knaresborough.

- **Fountains Abbey and Studley Royal and the outlying routes, bridges, granges, gardens and settlements associated with them.**

Examples of assets: WHS, Hackfall, Studley Roger, bridges, granges.

- **The diverse buildings and spaces associated with Ripon Cathedral**

Examples of assets: Minster, Cathedral Close SAM, Prebend House, Bishop's Palaces, Old Deanery, sanctuary crosses, related chapels such as the Leper Chapel, Cathedral Choir School.

- **Country houses, parkland, estates and associated landscapes and estate villages**

Examples of assets: halls, fortified houses, houses, dowager houses, parkland, formal gardens, walled gardens, deer parks, stewards' houses, lodges, estate cottages, bothys, coach houses, stables, laundries, churches, chapels, barns, dovecotes, bee boles, granaries, fish ponds, ice houses, green houses, banqueting halls, follies, 'eye catchers', statuary, kennels, mills, boundary features, gateways, ha has, memorials, terraces, 'manor farms', estate villages.

- **Farm buildings and structures, farm houses, agricultural villages and historic field systems**

Examples of assets: Farmhouse, cottages, bothys, stables, barns, cowhouses, byres, piggeries, dovecotes, bee boles, granaries, field barns, hay barns, limekilns, storage buildings and structures. Incrementally developed farms, model farms, 'manor farms', 'longhouse' farms, 'courtyard' farms, sensitively converted farms or farm buildings. Tofts, crofts, pre-Enclosure Act field patterns, distinctive Enclosure Act field patterns, dry stone walls, hedges, boundary trees, ex-boundary trees. Ancillary agricultural buildings: forges, seed warehouses, windmills.

- **Places of worship and schools**

Examples of assets: Ripon Minster, Fountains Abbey, parish churches, churches and chapels of all denominations, chapels of ease, cemetery chapels, converted churches and chapels, deconsecrated churches, estate chapels and churches, meeting houses, stone crosses. Sunday schools, church halls, church schools, church yards, cemeteries, burial grounds, lynch gates, lodges, walls and gates, memorials, bishop's palace, deaneries, vicarages, parsonages, rectories, presbyteries, church warden cottages, glebe fields / land. Harrogate synagogue and other non-Christian places of worship.

Pre-Education Act schools and places of education, board schools, school board buildings, boarding schools, faith schools, colleges, grammar schools, comprehensive schools, private schools, primary schools, infants' schools, converted schools, schoolmasters' houses.

- **The reservoirs, buildings and structures associated with the water industry**

Examples of assets: dams and reservoirs, manmade channels, waterworks buildings and structures, waterworks houses and cottages, waterworks railways, temporary settlements, remains of temporary settlements, sighting towers.

- **The civic buildings, monuments, memorials, formal spaces and street furniture peculiar to the city, towns and villages in the District.**

Examples of assets: town halls, council offices, school board buildings, court houses, police stations, fire stations, workhouses, prisons, hospitals, almshouses, social housing, municipal laundries, libraries, parks buildings and structures, swimming baths, statuary, memorials, monuments, street furniture, mileposts, stocks, drinking fountains, troughs.

- **Buildings and structures associated with particular local industries such as lead mining, flax weaving, brewing and quarrying**

Lead mine sites, earthworks, structures and buildings. Ancillary buildings such as cottages and houses.

Flax mills and ancillary industrial buildings (warehouses, outbuildings etc).

Ancillary buildings such as houses, workers' cottages, transportation.

Breweries, maltings, malt houses, warehouses, ancillary buildings. Related buildings such as houses, workers' cottages, transportation.

Quarries, quarry buildings and structures. Associated houses, cottages, packhorse routes.

- **Ancient monuments, earthworks and buried remains**

Ure-Swale 'zone' of related Iron Age henges, standing stones and barrows

Deserted medieval villages such as Wallerthwaite, Cayton, Aismunderby, Studley Parva, Markenfield, Humberton, Ninevah, Wilstrop, Easedike.

- **Forest of Knaresborough**

Examples of assets: Knaresborough Castle, 'Royal Parks' at Haverah Park, Haya Park and Bilton Park, hunting lodges, earthworks, boundary stone.

- **Ripon Canal**

Examples of assets: canal, lock, towpath, bridges, pumping station, canal cottages, wharfs, warehouses, cranes, stables, ancillary buildings and structures.

- **Railways**

Examples of assets: Railway stations, existing and former railway lines, viaducts, bridges, tunnels, signal boxes, station masters' houses, railway cottages, sidings, yards, warehouses, turn tables, ancillary buildings and structures.

- **Military History**

Examples of assets: Aldborough Roman town, Roman roads, castles, earthworks, moats, battlefields, pele towers, fortified houses, sites of encampments, barracks, airfields, Menwith Hill.