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Knaresborough Town Council
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KNARESBOROUGH'S CHARACTER AREAS

An appraisal for the Knaresborough Neighbourhood
Development Plan

1.0 Introduction

As part of the 2016 Knaresborough Neighbourhood Plan, Knaresborough Town Council has prepared this appraisal to describe the character of the built areas of the town.

To describe the character of the town we have split it into ten areas. These begin with the Conservation Area, but it was prudent to split this into two.

1a Conservation Area (Town Centre)

This is the older part of the town including High Street, Market Place and castle.

1b Conservation Area (Riverside)

This leisure area includes the sparsely built land alongside the river Nidd throughout the Conservation Area, including Conyngham Hall, Waterside and Abbey Road.

2. Manse Lane & St James Park

The mainly industrial areas within the triangle formed by Wetherby Road, York Road and the river.

3. Eastfield Estate & The Spinney

This includes the main housing estate and several smaller additions. This all late twentieth century housing between Chain Lane and York Road.

4. Manors, Charltons, Hambletons

This is a very varied housing area close to the town centre and built throughout the twentieth century.

5. Stockwells

This is a similar area of varied housing built throughout the twentieth century but on the other side of the railway line, and is generally further from the town centre.

6. Tentergates & Woodparks

This area alongside Boroughbridge Road includes the two distinctive small housing estates plus additional surrounding streets.

7. Ripley Road

An area of residential streets alongside Ripley Road bordering with the parish of Scriven.

8. The Aspin Estate

To the south of the town this includes the post war Aspin Estate plus some older adjacent streets.

9. Calcutt

This adjacent hamlet has become a part of Knaresborough together with ribbon development up Forest Moor Road.

1a. Knaresborough Conservation Area – Town Centre



LAYOUT: This area is the older, well-established part of the town. From close to the river it extends beyond the High Street, includes Bond End to the northwest and York Place to the east. This includes the Market Place and the Castle.

TOPOGRAPHY: This part of the Conservation Area includes the Castle on a high promontory above the Nidd Gorge and the river. All of the town centre slopes gently down from the castle with the Market Place, Gracious Street and York Place being on a similar level to the castle and with the High Street sloping down through the town to join Bond End and the river. Although it is not clear to see, there is

also topographical evidence of the historic town ditch as well as the castle ditch.

OPEN SPACES: The town centre is densely developed but benefits from open spaces as follows. The castle grounds, moat and Bebra Gardens form a large public open space. The Market Place, between High Street and castle, is a very pleasant open space used for the weekly market, annual events, and car parking. The grounds of St Johns Parish Church on all sides of the church. Adjacent to the church land, but quite separate from it, is Knaresborough House grounds which include formal laid out gardens adjacent to the High Street and a very large sloping lawned area to the rear of the house. Chapel Street and Fisher Street car parks are hard surfaced but still benefit the town visually, close to the High Street. All of the above open spaces are open to the public at all times and are very much a part of the network of well used pedestrian routes in the town centre, greatly enhancing the public enjoyment of the town due to the open aspects and visual attractiveness. There is also open space land on top of the railway tunnel adjacent to the High Street.

ROADS: The town centre part of the Conservation Area is situated around the A59. This is a very busy cross Pennine trunk road extending from York, through Knaresborough, through Harrogate and eventually reaching Liverpool. The A59 through the Conservation Area is York Place, High Street and Bond End. Routes running off the High Street are Gracious Street, Park Row, Market Place and Boroughbridge Road. Ripley Road is a route off Bond End. There are many smaller streets and pedestrian yards, alleys and ginnels which are well used and form the character of Knaresborough. These interconnect the various routes in the town.

There is a problem with air quality (probably caused by excessive standing traffic) at the Bond End/High Street junction and at the York Place/Gracious Street junction. Traffic has become a serious problem in many of the town centre routes with delivery lorries and buses preventing free flow of the excessive quantity of through traffic and traffic moving within the town.

Many of the pedestrian routes are not adopted highways and consequently are in need of sympathetic improvements and repair to ensure their continued use and character.

Many historic and traditional materials are still present and benefit the heritage character of the town. These include stone setts across the entrances to many side streets, stone flags on many pavements and traditional setts, flags and cobbles in yards and alleys. Traditional cast iron streetlamp columns of various ages benefit many parts of the town. Some of these date back to the very first streetlamps in Knaresborough introduced in the 1820's.

GREEN and NATURAL FEATURES: The town centre part of the Conservation Area is tightly packed with buildings but there is a useful green space at the back of Knaresborough House and there are many small green areas within roadside verges and the castle, as well as colourful planted gardens in municipal gardens and on some business land. Also there are many large mature trees on various pieces of land throughout the town.

LANDMARKS: The principal landmarks in the town centre are the castle, Knaresborough House and St John's Parish Church. Other landmarks include Trinity church, (with the spire visible for miles around), Old School House on the High Street, Dower House on Bond End, the railway station, the Marquis of Granby pub on York Place, and many others. These are all important prominent buildings from various eras which all contribute positively to create the town's character.

BUILDINGS and DETAILS: In the town centre there are many houses and business premises all of individual design and all sizes. These range from 16th century (and before) through to the present day. Sash windows are the common feature throughout very many buildings but the building materials are many and various. It is this random use of limestone, brick and render with rooves of slate and tile that makes Knaresborough town centre so very pleasant and interesting.

Noteworthy buildings are the castle and museum, the various churches and chapels (including several former chapel buildings), two former town halls, NatWest and Barclays banks, Beech House and of course Knaresborough House. Very many other buildings are also noteworthy to a lesser extent.

STREETSCAPE FEATURES: An easily missed feature occurring in many parts of our town are old stone walls. Some of these are retaining walls for high pavements and some are simply boundary walls for many houses gardens and businesses. These add to the attractive street scene. Throughout the town centre are many floral planted areas tended by the Borough Council and others provided by Knaresborough in Bloom. Together with hanging baskets and plant troughs provided by residents and businesses this floral contribution greatly enhances the street scene. Much used public benches also enhance enjoyment of many streets throughout the town.

LAND USE: The land in the town centre part of the Conservation Area is almost entirely built on, with uses including residential, office, shop, library, fire station, police station, doctors, dentist, many public houses, bus station and railway station. The non-built areas of Knaresborough House, the castle and the open market place all provide useful leisure areas for perambulating and resting.

VIEWS: From various streets there are important and pleasant views of Knaresborough House, St John's church and the old Town Hall in the market place. The castle grounds provide interesting views, especially the iconic view down to the river and the railway viaduct. From the top of Kirkgate there are interesting views out onto open countryside towards Bilton Hall and the town of Harrogate. From certain areas of the town centre there are long distance views on a clear day including the Hambleton Hills and the White Horse at Kilburn.



Knaresborough Conservation Area – Town Centre

1b. Knaresborough Conservation Area – Riverside



LAYOUT: This area includes Abbey Road, Waterside and the land around Conyngham Hall. All of this is valuable leisure area much used for resting as well as exercise. Abbey Road is a tarmac road without pavements, giving access to various houses along the river valley. It is very close to the town but with a very rural character. Waterside is similar but with a more urban, or resort, feel to it. There are less open spaces than Abbey Road, with more houses, as well as cafes and two boat landings hiring out rowing boats by the hour. Adjacent, but upstream, is Bilton Fields and the land around Conyngham Hall. This land is more open and

without houses.

TOPOGRAPHY: This part of the conservation area is the valley of the river Nidd, often referred to as The Nidd Gorge. It is a gorge formed by ice-flows leaving many steep rocky crags exposed, with some of the valley sides grassed or wooded. The river wanders around with large curves and in the vicinity of Conyngham hall are flood plains.

OPENSPACES: Dotted along Abbey Road are various open spaces. These are generally not available for public access but do enhance the public enjoyment of the area greatly, due to the open aspect and visual attractiveness. There are various small areas of woodland, gardens, smallholdings, and a public park near Low Bridge.

Waterside has gardens, smallholdings, and a public park near High Bridge. Beyond High Bridge is Bilton Fields on the south side of the river and Conyngham Hall grounds on the north side of the river. This includes woodland, open recreational fields and a well maintained miniature golf course.

ROADS: The riverside part of the Conservation Area consists of Abbey Road, continues as Waterside, with this leading to Conyngham Hall and it's grounds. Both of these roads have traffic restricted to 'Access Only', giving a more convenient and pleasant experience for pedestrians and cyclists. Using pavements on Wetherby Road and Bond End a circular route links to the town centre and various residential areas. Off Abbey Road there are also four Public Footpaths and one Bridleway, thus creating more routes. Along Waterside there are three pedestrian routes to the town centre, two are steps and another is steeply sloping. This also connects to the railway station. Pedestrian routes around Conyngham Hall link to a large car park with picnic field, as well as The Wooden Bridge across the river with further footpaths to Bilton Fields and the Beryl Burton Cycleway leading to Harrogate and Ripley.

GREEN and NATURAL FEATURES: Abbey Road is lined with various areas of smallholding, woodland and riverbank. There are various rocky crags within this natural valley, mainly millstone grit in this area. Waterside also has some fields used as smallholdings and a huge sandstone crag below

Knarborough Castle. Around Conyngham Hall are many areas of woodland and open grass fields. These are no longer farmed but are open for public enjoyment.

LANDMARKS: Along this part of the river valley are four historic stone bridges. Grimbald Bridge is a road bridge where Wetherby Road crosses the river at the end of Abbey Road. Low Bridge is where Briggate crosses the river at the point where Abbey Road becomes Waterside. The railway viaduct is a grand castellated structure put up after the first viaduct collapsed when construction was almost complete. This carries the railway line from York to Harrogate and Leeds. In a wide part of the gorge the four high arches of the viaduct make a spectacular sight, both from the Waterside and from the Castle.

Other landmarks include the cave of St Robert the hermit, the Chapel of our Lady of the Crag, Castle Mills and its large weir, as well as the superb Conyngham Hall.

BUILDINGS and DETAILS: There are many houses of individual design and all sizes. These range from sixteenth century through to the present day. Noteworthy buildings are The House in the Rock, Castle Mills, The Worlds End Pub and Conyngham Hall.

STREETSCAPE FEATURES: Abbey Road is pleasantly rural with no pavements and no features. Into Waterside the character changes gradually and remnants of the old gas works (one of the first in the country) can be seen. On nearby Gallon Steps are some listed original lamp standards from the eighteenth and nineteenth centuries. The river is visible from various places with several sitting areas to enjoy the views and watch the rowing boats. There are two boat landings hiring out boats by the hour during summer months.

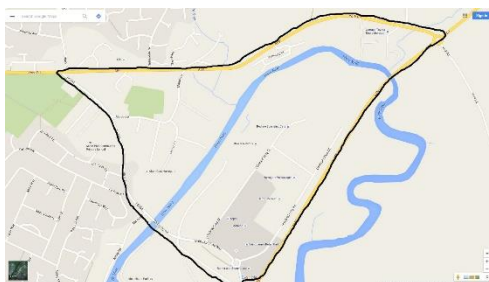
LAND USE: Land use includes smallholdings and much unbuilt amenity land, with individual houses and businesses dotted in.

VIEWS: Waterside and the viaduct are a very important iconic view – said to be the most photographed view in the UK. There are many other important views in this area.



Knarborough Conservation Area – Riverside

2. Manse Lane and St James Park



LAYOUT: This area consists of 3 industrial or business areas all in close proximity to each other and all accessed from Wetherby Road. These are the older Manse Lane area north of the river, the large St James Business Park south of the river, and the smaller and less formal area between these two on the road leading to the water treatment plant south of the river.

Away from these and on the north bank of the river are three adjacent Park Home and caravan sites, as well as a small private residential caravan location for one family, all accessed from the A59 York Road.

TOPOGRAPHY: Manse Lane site is partly flat but then slopes down towards the river. Across the river is the less formal area, and rising up away from the river is St James Park, constrained by the A658 Southern Bypass. The Park Home and caravan sites are on sloping low ground alongside the river.

OPEN SPACES: Manse Lane is adjacent to the Knaresborough Town Football Club ground which is an open space but is mainly hidden from view. Manse Lane also has some pleasant wide grass verges. The less formal area to the southeast of the river benefits from a substantial area of fenced off grass adjacent to Wetherby Road, as well as wide grass verges at the turning off Wetherby Road. St James Business Park has various wide grass verges both within it and along Wetherby Road.

ROADS: Wetherby Road is a single carriageway arterial 'B' road out of Knaresborough, running off the A59 York Road. Manse Lane forms a triangle by running across from York Road to Wetherby Road. The less formal industrial area to the southeast of the river is an un-named cul-de-sac road leading to the Sewage Works.

GREEN and NATURAL FEATURES: The significant natural feature through this area is the River Nidd, but it is not seen in many views as it is below the general land level and is mainly hidden behind buildings and trees. The wide roadside verges from the bypass roundabout down to the river are a significant green feature with swathes of daffodils in the spring.

LANDMARKS: Landmarks are not prominent, but include the historic stone river bridge, Grimbold Bridge, as well as prominent modern architecture at St James Park and a large colourful flower bed at the York Road end of Manse Lane.

BUILDINGS and DETAILS: Manse Lane is mainly lined with metal clad industrial buildings with some brick built and some modern office architecture. St James Park is a mix of buildings including some industrial in design but also including many stone buildings of a high standard as well as the interesting prominent architecture of the retail buildings facing the main road.

There is a mix of housing age and design along Wetherby Road and into Manse lane. These are mainly modest detached houses and bungalows.

STREETSCAPE FEATURES: These industrial areas are well designed with adequate widths of road and pavement together with generous quantities of grass verge and mature shrub areas.

LAND USE: This triangle is becoming full with no vacant land. It is largely business park, but interspersed with wide verges, the river, caravan sites and the football ground. Both Wetherby Road and York Road are largely lined with houses and bungalows of various sizes and designs. The three

business areas are occupied by a wide range of businesses including retail clothing, furniture, and household goods. Several car main dealerships are complemented by a specialist car retailer and four car repair garages. There are a number of office buildings, including the driver testing station and a centre for a large financial concern, as well as warehousing. On Manse Lane there is some light manufacturing and on the un-named road businesses include a brewery.

IEWS: There are no outstanding views but considering the type of use, there are many pleasant views of smart, tidy buildings with pleasant areas of grass, shrubs and mature trees. These are spread throughout this triangle and add greatly to the impressive detail of this mixed use area.



Manse Lane & St James Park

3. Eastfield Estate & The Spinney



LAYOUT: This area is the 1970's Eastfield Estate, plus a number of later residential streets. The area is bounded by Chain Lane to the West, the A59 along the southern edge, Frogmire Dike to the East and the open green space of the Spinney Field and the Forest School field which run along the Northern boundary of the site.

TOPOGRAPHY: The area is fairly flat with some undulation and a slight rise to the north. Frogmire Dike runs from North to South and fields to the east of Frogmire Dike are known to flood.

OPEN SPACES: The Spinney Field is an important open space, as is the grassy area around the Co-op. There is a pleasant green area where the Spinney estate connects through to the Eastfield Estate and a smaller grassy area at the top of the Spinney which is used for informal play. There are many green areas on the Eastfield Estate, notably the green areas along Eastfield with many mature trees. Further small green areas are dotted among the houses and many incorporate footpaths connecting different parts of the estate.

ROADS: Chain Lane is a busy connecting road, with Eastfield and Nidderdale Drive being the main roads through the Eastfield Estate. These three roads are on an important bus route. They are also used as a "rat run" to avoid the traffic lights at the end of Chain Lane. Speeding traffic is an issue and the area is much used by driving school cars. Parking on Eastfield is also becoming an issue with sight lines affected. The estate is enhanced by the provision of much used "ginnels" joining up cul-de-sacs. Good pedestrian connections link the estate and the town, but there are some areas which need improvement. Opportunities to improve these areas should be investigated as part of any S106 agreement for houses to the east of the Eastfield estate. Examples are the unadopted road at Mayfield Grove and the steps from Manor Drive onto York Lane.

GREEN AND NATURAL FEATURES: Frogmire Dike and the Spinney Field are the main green and natural features in this area, with the grass at the Co-op and the grass verges on York Road making an important contribution to the pleasant appearance of the area. Various small grassy areas on the Eastfield Estate also contribute to the pleasant appearance of this area. The green spaces are a positive feature of the estate and contribute significantly to the pleasantness of the area. Any attempts to develop these green spaces should be resisted as their amenity value is important.

The footpath alongside Frogmire Dike is a popular walking area and gives pleasant views of the fields to the east of the estate. On The Chase a small grassy area separates the houses from York Road and is pleasantly planted with trees and daffodils. On The Paddock there are small grassy areas adjacent to the road, gardens are mostly unfenced and there are many mature trees.

LANDMARKS: There are few landmarks in the area as it is predominantly residential, however views of the railway embankment contribute to the enjoyment of the Spinney Field and there are a number of substantial mature trees on this field. The Co-op is also a landmark.

BUILDINGS AND DETAILS: The original design the Eastfield Estate included open-plan front gardens, with minimal fence between front gardens. This has changed to some extent with fences and walls. This has been opposed by the town council whenever a planning application for a higher fence has been submitted. Some fences have fenced off green spaces, incorporating the green space into a garden. The householder may own the green space, but the right to fence off the green space is questionable.

The houses are generally modest and there is a good social mix of different house types in a street. The properties vary from one bedroom flats, to semi-detached bungalows, 2 and 3 bed semis and 4 bed detached. Many of the streets are cul de sacs and many of these have “ginnels” connecting different streets together. These “ginnels” provide good traffic free routes through the estate.

The later part of the estate to the east has a different character with houses closer together and some have rear parking areas. There is less green space here and more on street parking, however this does help to keep speed down.

On The Spinney, The Paddock and The Chase, houses are larger and are all detached with some bungalows on The Chase. There is a “ginnel” connecting The Chase to the Eastfield Estate.

STREETSCAPE FEATURES: There are bus stops with shelters on Eastfield and Nidderdale Drive, and a post box on Eastfield. Many of the streets in this area are dotted with green verges and larger grassed areas with a range of maturing trees. On Nidderdale Drive there is a small well maintained play area. The Spinney has pleasant grass verges and a small well maintained play area. There are mature and semi mature trees in this area which give a pleasant feel to the area. The Spinney feels pleasant and spacious.

LAND USE: This is a largely residential area. The Co-op supermarket in its green space has been acquired by Lidl and an application for a much larger store will be made soon. Much of the green space in this area will be lost if this application is granted which is regrettable.

VIEWS: There are good views of the town with the prominent Holy Trinity spire seen from the top of the Spinney. From the Spinney and parts of the Eastfield Estate there are views of fields and the prominent railway embankment. From the Frogmire Dike footpath and from The Chase there are good views of open fields and farm buildings to the east.



Eastfield Estate & The Spinney

4. Manors, Charltons, Hambletons



LAYOUT: This twentieth century residential area extends east from of the High Street out to Chain Lane and is bounded by the railway to the north.

TOPOGRAPHY: There are considerable slopes down from High Street towards Chain Lane. Manor Road, Manor Drive and Stockwell Lane are quite steep hills.

OPEN SPACES: The main open space is the sports field for Knaresborough St John's School. The field is off Stockwell Lane and Hambleton Grove. There is a smaller open space on Manor Crescent. At the top of Park Row is a pleasant Mediterranean Garden with a small area of grass at the junction of Manor Road and Park Row. There is a planted area along the edge of Park Row, up against the backs of garages on Park Parade.

ROADS: The main routes through this area are Manor Road, Stockwell Road, Stockwell Lane and Park Row. These are important cross town links to Chain Lane and Boroughbridge Road, with many residential roads running off. A bus route runs along part of Chain Lane and Manor Road.

There are remnants of cobbled streets evident in this area. Although generally in poor condition, they are an interesting indication of past streets.

GREEN and NATURAL FEATURES: Being mainly residential in character, there are limited Green and Natural features in this area.

LANDMARKS: The Stock Well is an ancient series of three horse troughs forming a landmark on Park Row. The trough is dated 1841 and is listed. Charlton Manor is an impressive late Victorian house at the bottom of Charlton Manor Drive, retaining interesting external features including impressive “keyhole” windows. It is now flats, with further housing in its grounds. Knaresborough St John’s Primary School on Stockwell Road is an interesting stone-built landmark, being the former Secondary Modern School. The Manor House on the junction of Hambleton Grove and Stockwell Road is a newly built care home and is a prominent new landmark in the area. The Children’s Centre on the site of the former Manor Infants School is a landmark built in the nineteen forties with pleasant green surroundings. The Telephone Exchange is a prominent landmark on Park Row, but presents an unattractive appearance from the street with looking very industrial and with a clutter of telephone masts on its roof.

BUILDINGS and DETAILS: Park Row and Park Terrace are the oldest roads in this area and feature stone built cottages of great age. Many of these have been built of Knaresborough Castle stone, robbed following the demolition of the castle on the orders of Cromwell. Stockwell Road is one of the oldest roads and features houses built in the 19th Century and very early 20th Century as well as some much earlier. Other roads are more recent with houses from the 20th Century. There is a large variety of building sizes and styles and a large number of present and former council houses. Areas of note are the Jubilee Estate, Kings Road, Queens Road and Princess Terrace, built by Richard Flynn in 1936. These three rows of modest 2 bed terraces are largely unspoiled and all feature a date plaque in the middle of the terrace. Mr Flynn also built houses on Ethel Crescent, Nora Avenue and Heathfield Drive. Nora and Ethel were his daughters. All these houses were for rent, and many are still rented today.

STREETSCAPE FEATURES: At the top of Park Row is an area which has been the site of old buildings but only fragments of yards and cobbles remain. Being in close proximity to the town, this area would benefit from some sympathetic redevelopment as it is a mixture of parking, broken paving and poor quality buildings. Immediately opposite this area is a small unsurfaced car park. This was housing until the 1970’s when houses were demolished to make way for a road improvement scheme that didn’t materialise. Hambleton Grove has retained a number of large street trees, although many have been removed in recent years due to damage to pavements and complaints of damage to property from tree roots. Manor Road has small grass verges between the road and the pavement but these are in danger of being lost due to damage by parked cars. Nevertheless they are a valuable addition to the street scene and could be preserved.

LAND USE: Much of the land in this area is housing, however there is a small industrial area on Hambleton Grove and a further industrial area at the top of Whincup Avenue. There are two vehicle repair garages in the area, one on Park Row and the other off Marshalls Court. There is a new care home and a sheltered housing complex off Manor Court. There is a small place of worship on Manor Drive and a small 1930’s terrace of shops on Chain Lane. There is a primary school on Stockwell Road

and a special school on Park Lane. The Children's Centre on Manor Road occupies a large plot much of which is parking together with a grassed area.

IEWS: There are impressive long distance views of hills and countryside from York Lane, York Road and from the top of Manor Road and the top of Whincup Avenue. These give views to the north east including the Hambleton Hills and the White Horse at Kilburn.



Manors, Charltons, Hambletons

5 Stockwells



LAYOUT: This area is north of the railway and east of the town centre. Stockwell Road and Halfpenny Lane are older roads through, with everything else being post 1930.

TOPOGRAPHY: This is a gently sloping area, up towards the town centre and down to Halfpenny Lane (towards the Vale of York).

OPEN SPACES: There are two large open spaces. On Stockwell Road is a well-established allotment field of about 4 acres, and between Stockwell Avenue and Halfpenny Lane is the King George the fifth playing field. There is further green open space designed in with the 'money estate' off Halfpenny Lane. There are views out of the area over the Hay a Park SSSI and farmland beyond.

ROADS: This area is bounded by Boroughbridge Road and the two principal roads within the area are Stockwell Road and Halfpenny Lane. The York railway line also runs along the southern boundary of the area.

GREEN and NATURAL FEATURES: The King George the fifth playing field is a green feature, with further informal undeveloped land from there alongside the railway, joining up to the allotment field. Meadowside School field is a pleasant green field with some more wild area including an old railway embankment. There is pleasant green space seen from Halfpenny Lane on the site of the Trelleborg factory.

LANDMARKS: There are few landmarks throughout this area. Much of the railway is prominently on an embankment and the Halfpenny Lane railway bridge is a landmark. Top Shops is a nineteen thirties parade of shops prominent at the northern end of Stockwell Road. Meadowside School is a feature on Halfpenny Lane

BUILDINGS and DETAILS: The buildings throughout this area are mainly a mix of residential housing built from the nineteen forties to the present day. These are terraced properties, semi-detached and some older detached properties. The vast majority is brick-built.

STREETScape FEATURES: None of note.

LAND USE: This is almost entirely residential, with some shops, some industrial land, allotments and a primary school.

VIEWS: From higher parts of this area there are limited long distance views towards the Hambleton Hills.



Stockwells

6 Tentergates & Woodparks



LAYOUT: This roughly rectangular area abuts the historic Jacob Smith Park to the west, includes Boroughbridge Road to the east and Greengate Lane to the north. The park and the adjacent village of Scriven are outside of Knarborough, in the parish of Scriven.

TOPOGRAPHY: The land is gently sloping down from the southwest towards the northeast and Boroughbridge.

OPEN SPACES: There is no open space within this area, though the area benefits from public access to the large open space of Jacob Smith Park.

ROADS: The B6055 to Boroughbridge is the only main road through this area. Scriven Road and Greengate Lane are also through routes with many newer smaller streets between.

GREEN and NATURAL FEATURES: There are many impressive mature trees throughout this area, especially within the adjacent Jacob Smith Park.

LANDMARKS: The large petrol station and convenience store is a landmark on Boroughbridge Road opposite Tentergate Lane. This is adjacent to the small parade of shops at the junction with Stockwell Grove. The car dealership adjacent to Greengate Lane is a prominent landmark on the edge of Knarborough.

BUILDINGS and DETAILS: Within this area are various different periods of housebuilding with different distinctive styles. It is mainly high density housing, although the older roads are lined with large houses and some are in large gardens. Greengate Lane had different styles on mainly detached houses, from the early nineteenth century through to the mid twentieth century. New Scriven is an area around Park Avenue and Park Grove with terrace houses built at the end of the nineteenth century and into the twentieth century. Many of these are stone, but a number are also red brick. The Tentergates are typical nineteen forties red brick semi-detached houses. Woodparks are lighter coloured brick houses of various sizes built in the early sixties and the adjacent Tentergate gardens is a later addition to this area. Park Gate and Park Way are also later additions with detached houses, semi-detached and bungalows in typical late sixties designs. To the opposite side of Boroughbridge Road are several streets each with a distinctive style of building from different centuries.

STREETScape FEATURES: Views of Jacob Smith Park mature trees

LAND USE: Housing predominates along with the car dealership to the north and the petrol station to the south.



Tentergates & Woodparks

7 Ripley Road



LAYOUT: This area consists of the main B6165 Knaresborough to Ripley Road together with various small roads off. It includes both sides of High Bond End, but up Ripley Road the east side of the road is outside of Knaresborough and is the parish of Scriven.

TOPOGRAPHY: After the steep twisting bends of High Bond End the road is a gentle uphill towards Scotton Banks. Much of this area is classed as Special Landscape Area.

OPEN SPACES: There is a small pleasant grassed area on the east side immediately opposite Vale Court, on High Bond End, and opposite is a small grassed area in front of the Rectory. There are grass verges on some of the road many planted with daffodils. The entrance to Scriven Park is a pleasant grassed area. Further north there are large grassed areas and a children's play area within the Appleby housing estate.

ROADS: Ripley Road is a main road out of Knaresborough. There is a weight limit on this road forbidding large lorries from using this route. The road from the Bond End junction is constrained by high walls and tight bends. This area is in the Knaresborough AQMA.

GREEN and NATURAL FEATURES: There are views of high trees beyond the high stone walls of Kirkman Bank, and views of woods and trees opposite this in the grounds of St Mary's School. The high stone walls of Scriven Park are an important feature of this area and the views of trees beyond the wall. The green areas on High Bond End and within the Appleby Estate are important features of the area. Nidd Gorge Woods is accessed from a car park on Ripley Road and forms an important part of the Nidd Gorge. There are public footpaths from Ripley Road and from housing streets leading into the Nidd Gorge providing important access down to the river in this recreational area.

LANDMARKS: The entrance gates into Scriven Park are an important landmark on High Bond End.

BUILDINGS and DETAILS: This area is characterised by a great variety of differing housing styles and sizes. They range from modest cottages up to very large and impressive mansions. Lands Lane is Knaresborough's stockbroker belt of very expensive homes many of which have river access. These homes have very extensive grounds with garden and woodland. There has been "garden grabbing" in this area in recent years with some "tandem" development. The more recent development of the Appleby Estate, built on the former Scotton Banks Hospital site, is not as prestigious but is entirely larger detached homes. Scotton Drive and Scotton Grove are smaller, older properties with bungalows and semi-detached houses.

STREETSCAPE FEATURES: There are grass verges along some roads and many old large overhanging trees which cast welcome shade in summer.

LAND USE: This area is mostly residential. Part of the area is Nidd Gorge Woods which is Special Landscape Area. This area is much used as a recreational area.

VIEWS: Views are mostly constrained by high stone walls and high fences and hedges. Further along Ripley Road there are views over fields to the right hand side of the road.



Ripley Road

8 The Aspin Estate



LAYOUT: This area which we refer to as the Aspin Estate lies to the east of the Town Centre Conservation Area and to the north of the Abbey Road Conservation Area. To the North the boundary runs along the A59 York Road (adjacent to Eastfield) then turns southeastwards along the B6164 Wetherby Road (adjacent to the triangular business area). From the town centre Stockdale Walk / Aspin Lane run down through the Estate with residential roads branching off.

LAND USE: The area is quiet, predominantly residential housing. The northeast corner is dominated by the Swimming Pool and public playing field, King James School and playing fields and Knaresborough Cemetery. There is also a small area of light industry off Iles Lane, and a stone mason's yard adjoining the cemetery. Knaresborough Cricket Club and a small parade of shops are located on Aspin Lane, and Aspin Park primary school on the Wetherby Road boundary, and adjoining that Nippers Nursery. The remaining land use is residential housing.

TOPOGRAPHY: The boundary of the conservation area is generally the highest part of the estate and in particular the southern boundary with the Abbey Road Conservation Area runs along Crag Top. The estate is therefore not generally visible from Abbey Road. To the north and east of the boundary, the land is fairly level up to Aspin Lane then falls away to the north and east.

OPEN SPACES: The major open spaces are;

1. Land around Knaresborough Swimming pool
2. Playing Fields of King James School
3. The Cemetery
4. Knaresborough Cricket Club
5. Aspin Park Primary School and grounds

The boundary with the Abbey Road conservation area is also pleasantly wooded and gives footpath access to the Conservation area and down to the river.

ROADS: The A59 York Road and B6164 Wetherby Road are busy single carriageway roads. All other roads could be described as typical residential. There is widespread traffic calming and Farfield Avenue, Aspin Drive and Aspin Lane are served by public transport. Stockdale Walk, Iles Lane and King James Road feed on to Aspin Lane, and together with Grimbald Road are the only points of access to the estate.

GREEN and NATURAL FEATURES: There are many mature trees within this area, and trees outside are also prominent in many views.

LANDMARKS: The Cemetery dates from 1876 when it was some distance out of town. It contains many monuments and some Victorian structures. The high retaining wall to the south Side of York Road is

an imposing feature, which also screen the area from the busy road. The Swimming Pool grounds contain some very impressive mature trees. King James School includes some handsome historic buildings, around which a large modern school has grown.

BUILDINGS and DETAILS: King James School is mainly traditional red brick from around 1920, with many later additions including pale brick from 1963 and a more modern red brick from 1971. The Swimming Pool is relatively modern, though over 25 years old, and is single storey, built of red brick with large Welsh slate rooves

Housing in the area is a full mix of 20th Century domestic buildings. The 1909 Map shows the area as green fields and allotments. The oldest development is along the existing roads York Road, Stockdale Walk, Iles lane and Aspin Lane. Land to the West of Aspin Lane up to the Cliff Tops was then developed; Crag Lane, St Roberts Road, Aspin Avenue and Aspin Oval. Some of these older houses are on grand scale and on sizeable garden plots. These houses are traditional, largely brick built, often semi-detached, with conventional gardens and boundaries.

Later development to the East of Aspin Lane and South of the Cricket Club is more modern in style, well built in brick from the late nineteen fifties onwards. Properties tend to be detached, with open gardens. Aspin Park Drive, Road and Crescent, Aspin Close, Grimbald Road and Aspin Way are brick but feature panelling and plate glass windows characteristic of “the 1960’s and 70’s”

In general the area is low rise, with a high proportion of single story dwellings and almost no three story development. There is no large scale social housing

STREETSCAPE FEATURES: The road layout and traffic calming mean that the roads are not a “rat run” or an obvious shortcut to anywhere else. Most houses have off-street parking and obstruction by parked vehicles is not widespread. Aspin Lane is used for parking on “school days” and when events are on.

VIEWS: The boundary with the conservation area provides footpath access to views over the river Nidd. Views to the north of Aspin Lane reveal views over Eastfield to the open landscape of the Vale of York. On a clear day, views to the south include three power stations at Ferrybridge, Drax and Eggborough.



The Aspin Estate

9 Calcutt



LAYOUT: This is the historic village of Calcutt, plus sporadic ribbon development leading up Thistle Hill, and similar development up Forest Moor Road.

TOPOGRAPHY: The village centre is flat with steep slopes down to the river valley with the town of Knaresborough opposite. This up-hill road flattens out in Calcutt, but then continues up less steep inclines on the two roads leading to Harrogate and to the southern bypass.

OPEN SPACES: There is open farmland between and behind the houses. There is also the Knaresborough Forest cricket ground, close to the village centre with woods beyond down to the river.

ROADS: Blands Hill is the B6163 out of Knaresborough to Calcutt, continuing through Calcutt as Thistle Hill, B6163. Off this is Forest Moor Road towards Harrogate. Various residential cul-de-sacs lead off.

GREEN and NATURAL FEATURES: At most points along the roads the green agricultural land is seen between the buildings. There is an abundance of mature trees and hedges dotted throughout the area and mature woodland towards the river.

LANDMARKS: In the small village centre three buildings are landmarks. These are the Union public house, the village hall, and the Chapel.

BUILDINGS and DETAILS: The village hall is a well-used modern brick building, single storey with a complex of hipped and gabled slate roof. The chapel is now in residential use but is unspoilt stone Victorian architecture. The pub is a substantial three storey building with single storey extensions, standing in a commanding position at the main road junction. Its Victorian brickwork with stone detailing can be clearly seen through the covering of cream paint.

Other buildings are almost all residential, including at least two houses that were previously a shop and a post office. The houses are a mix of modern bungalows, larger detached houses and terraces of brick and of stone. Many of the brick buildings gave careful stone detailing.

STREETSCAPE FEATURES: In the centre there is a modern bus shelter, a phone box and a posting box. On the steeply sloping Blands Hill is an old stone horse-trough, with natural running water all year round.

LAND USE: The cricket ground occupies land which was previously a quarry, behind the pub. All other land is residential units dotted along the roads. The buildings in the centre are closely surrounded by Green Belt and the buildings on Thistle Hill and Forest Moor Road are built on the Green Belt.

VIEWS: The three roads from the centre are all straight, with pleasant wide open views along the roads. Dropping down Blands Hill towards Knaresborough gives a splendid distant view of the spire of Trinity Church in Knaresborough, standing proud above the many mature trees in the river valley.



Calcutt