

Hampsthwaite

Conservation Area



Harrogate
BOROUGH COUNCIL

HAMPSTHWAITE CONSERVATION AREA

Hampsthwaite Conservation Area was first designated on 30th January 1976. Following a review of conservation areas in Harrogate District, the boundary was amended on 1st September 1994 and is shown on the map in this leaflet. The essence of the Conservation Area Designation Statement is set out below.

Historic Significance

The name Hampsthwaite is derived from old Norse and means the thwaite, or meadow, of Hamr or Hammall. The earliest written record of the settlement (circa 1180) is as "Hamethwayt" in the Early Yorkshire Charters.

The Roman road from "Olicana" (Ilkley) to "Isurium" (Aldborough) crossed the Nidd at Hampsthwaite which led to the development of a market.

Hampsthwaite was situated within the Forest of Knaresborough, which was established as a royal hunting preserve in the time of the Conqueror. The church of Hampsthwaite was in existence soon after the Norman Conquest and was at one time in the possession of the monks of Knaresborough.

The Market Charter of Hampsthwaite was granted by Edward I in 1304 and provided for a market every Friday and an annual fair of four days at the Feast of St. Thomas the Martyr to whom the church is dedicated. Markets and fairs were held in the main street. The cross which was in the middle of the green has disappeared. The market was primarily for cattle and there were seven slaughterhouses in Hampsthwaite. The width of the village street allowed the drovers to bring in stock to the market. The back wall of the present allotments was the street boundary and the terrace adjacent to the Village Room has been built over part of the original market area. Thompsons' Garth was the auctioneer's office and it is thought that Mally's Cottage was used by the drovers as a stopping off point.



Church Lane



Church of St Thomas Beckett

The present church was built in 1820 from the materials of the old one. There are remains of the Saxon building in the tower and Celtic crosses found in the area are set into the porch. The church register dates from 1610.

Peter Barker, who lived in a cottage near the church, was known as the Blind Joiner of Hampsthwaite. He was born in 1808 and lost his sight at the age of 4. He was taught to play the fiddle, as at the time it was not considered that the handicapped could contribute economically to their families. However, Peter wanted to have a steady occupation and became a joiner. Some of his work is still in evidence: he carried out some work to the pulpit and pew in the church and he also managed to take to pieces and clean the church clock. An account of his life was published soon after his death in 1873.

The family of the writer William Makepeace Thackeray lived in Hampsthwaite, as did the family of Amy Woodforde Finden, the composer of "Indian Love Lyrics".

Farming has remained the economic mainstay of the village. The hillsides are used for sheep grazing, the meadows for cow pastures and the valley bottom for arable crops. There was also a flax mill, the flax being made up by villagers into sacks and hessian - the main cottage industry. In the late C19th when the Duke of Devonshire was lord of the manor, the village was a thriving community. Tradesmen included shoe makers, grocers and butchers, a saddler, a joiner, tailors, a tinplate worker and innkeepers.

Setting and Layout

Hampsthwaite lies on the south side of the river Nidd and is set within its beautiful valley. The area to the north and west of Hampsthwaite is recognised as an Area of Great Landscape Value.

The original village was a ribbon development along the line of the Roman road from Ilkley to Aldborough. In the late C19th development occurred along Hollins Lane, the road to the south-east. The village has extended considerably in this direction with much post-war backland development.

Spatial Qualities

The Conservation Area embraces the meadowland between the road to Birstwith and the River Nidd as well as the original village. The Conservation Area thus consists of three distinct parts with different spacial qualities: the open meadowland, the narrow village street and the village green.

The approach to the village from Clint and Birstwith is through the river valley and St. Thomas Becket's church forms a focal point set within the peaceful meadowland. The entrance to the village from the north is enhanced by the narrow C17th Hampsthwaite Bridge over the river Nidd.

The first view of the village from the south is from Hookstone Garth, an elevated position from which the village is seen nestling in the valley below. One then passes into the relatively narrow and enclosed High Street, where houses abut directly onto the footpath. This then opens out onto the village green, the focal point of the village. The houses around the green are somewhat grander and are set back behind small gardens.

The minor routes onto the green from the east are enclosed by the gables of buildings and by high stone walls, forming a pleasant contrast to the open village green.

Views out of the village are largely limited by buildings and boundary walls until one emerges from the village street directly into open countryside.

Architectural Significance

There are 16 Grade II listed buildings in the Conservation Area:

Church of St. Thomas Becket, 1820 (with earlier features)

Sundial, Church Street, 1672

Table Tomb, 1702

Hampsthwaite Bridge, 1640

Manor Farm, Cross Green, early C19

The Old Parsonage, Cross Green, C18

Sundial, Cross Green, C19

High Stone Cottage, Main Street, C18

Mally's Cottage & Thompson's Garth, Main Street, C17 & C18

K6 Telephone Kiosk, Village Green, 1935

Laurel Cottage, Main Street, 1764

Mounting Block, Main Street

Cockhill Packhorse Bridge, Main Street, circa. C17

The Grange and attached Barn, Main Street, C17

Grove House and Rowden House, Main Street, 1676

The Old Mill, Rowden Lane, C19

The Packhorse Bridge is also an Ancient Monument.

Buildings are generally of two to three storeys and, with few exceptions, have a long low massing with their eaves to the street. They are constructed of grit stone with details to suit. Windows are fairly narrow, with heavy stone lintels over and simple stone sills. The ratio of window to wall is generally low, giving the buildings a robust character. Roofs are mainly of stone slate with gable tabling and kneelers and there is little overhang at the eaves. Later C19th houses have Welsh slate roofs and more refined lintels. Some have stone voussoirs.

The church is of gritstone. It has a C15th tower and the remainder was built in 1902 in perpendicular style.

The Old Mill, now a house, is of three storeys with a fairly high proportion of window to wall. One of its interesting features is a tall chimney. The wheel was removed when the building was converted to steam power.

The Old Parsonage is also a three storey building of a similar proportion to others in the village on account of its length and lower second storey height, but the windows form a strong vertical emphasis. The doorway is one of the few in the village which is emphasised with strong quoin detailing.

Another three storey house on the High Street has an unusual three storey bay, giving strong vertical emphasis and forming a point of interest between its two storeyed neighbours.

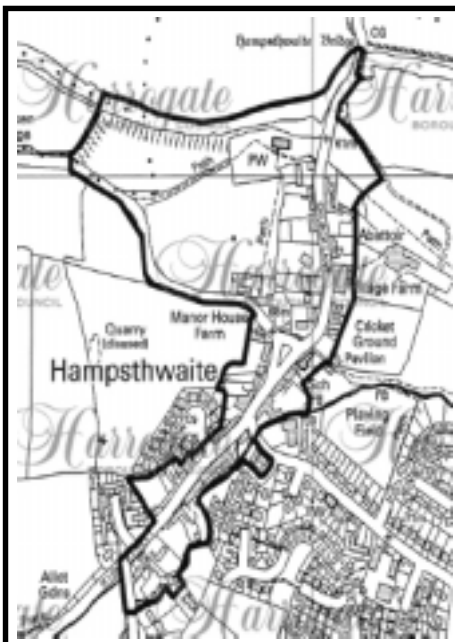
The school, built in 1861, is typical of its era with tall, high level windows and a steeply pitched roof. Its gabled porch echoes that of the church.

Landscape Features

The setting of the village within the valley of the Nidd is its main attraction, especially to the north of Hampsthwaite. Here the river, meadows and mature trees of the churchyard are extremely important features of the village.

The bridge itself is of stone and has three segmental arches. The road's continuity of enclosure is maintained by stone boundary walls to both ends of the bridge. The low wall is continuous up the lych gate which, looking northwards, forms a visual stop to Church Lane, against the backdrop of mature trees.

Low stone walls are used consistently throughout the village to enclose the small front gardens. The same walling is used either side of the beck for much of its route



through the village and hence the watercourse is not obvious until one walks around the back of the High Street and across the old Packhorse Bridge.

The school railings are a dominant feature of the green. Railings are not much in evidence elsewhere, although there are a few wrought iron pedestrian gates.

There is insufficient space along much of the High Street for trees. However, there are some as the green opens out, especially near the Old Parsonage. The main feature of the space is the grass itself. Further along the High Street, the long stone terrace without gardens is softened by the wide grass verge.

Objectives

1. The primary objective is to protect, restore and enhance the character of the Hampsthwaite Conservation Area.
2. Regard will be had to maintaining the historic relationship of the village with its landscape setting.
3. The Council will seek the use of traditional materials and the adoption of traditional proportions, styles and details when considering proposals for the restoration or alteration of existing buildings or the erection of new dwellings within the Conservation Area.
4. Landscape features such as walls, hedges or trees which are important to the character of Hampsthwaite should be retained and the Council will exercise its powers to protect walls and trees. The latter have a finite life span and consideration will be given to the need for their replacement.
5. Bearing in mind that Hampsthwaite has changed and evolved over the centuries, its economic well-being and development needs will be fully considered.

It is hoped that these objectives and the identified enhancements can be progressed in liaison with the Parish Council, amenity groups and other interested parties.



View from the bridge up the River Nidd to the Church



Laurel Cottage

Local Plan Policies

Current statutory policies in respect of the Conservation Area are contained in the Harrogate District Local Plan which was adopted on 19 February 2001. For further details on Local Plan policies please contact the Local Plan Policy Section on 01423 556581.

ENHANCEMENT PROPOSALS

There are a few obvious detractors from the character and appearance of Hampsthwaite but the following would help to enhance the Conservation Area:

1. Improved maintenance of the green and the setting of the pump.
2. Replacing concrete kerbs and bitmac footpaths. The large area of bitmac in front of Lonsdale House and its neighbours would benefit from replacement with stone setts or cobbles.
3. Dissuading householders from the installation of uPVC windows.
4. Long term undergrounding of overhead wires.
5. The houses of the Meadow Close development fronting onto the High Street should be encouraged to enclose their gardens with stone walls.

LOCAL AUTHORITIES & CONSERVATION AREAS

A conservation area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. PPG15 (Planning and the Historic Environment) gives further guidance on policy and practice in conservation areas.

Local authorities have a duty to:-

- (i) identify, designate and periodically review conservation areas.
- (ii) prepare proposals for their preservation and enhancement, submit them for consideration at a public meeting and have regard to the views expressed.
- (iii) have regard to their preservation and enhancement in carrying out their general planning functions.
- (iv) publicise applications affecting their character or appearance.

ADDITIONAL CONTROLS IN CONSERVATION AREAS

Broadly, the main additional controls which apply in a conservation area (and Nidderdale Area of Outstanding Natural Beauty) are as follows:

1. DEMOLITION OF BUILDINGS

The total or substantial demolition of any building exceeding 115m³ requires conservation area consent. (However, the total demolition of dwelling houses, buildings adjoining them and other buildings exceeding 50m³, both within and outside conservation areas, requires prior approval by the local planning authority.)

2 DEMOLITION OF WALLS

The demolition of any wall exceeding 1m in height (if abutting a highway or public open space) or 2m in height elsewhere requires conservation area consent.

3 WORKS TO TREES

Six weeks notice must be given to the local planning authority of the intention to fell, top or lop any tree with a trunk in excess of 75mm in diameter measured at a height of 1m above ground level.

4. EXTENSIONS TO DWELLING HOUSES

Domestic extensions which do not require planning consent are limited to 50m³ or 10%, whichever is the greater, compared with 70m³ or 15% for non-terraced houses outside conservation areas.

5. CURTILAGE BUILDINGS

Any curtilage building greater than 10m³ requires planning consent and is treated as an enlargement of the dwelling house. (Less stringent controls apply outside conservation areas.)

6. DORMERS

All dormers require planning consent. (Less stringent controls apply outside conservation areas.)

7. SATELLITE DISHES

Satellite dishes on chimneys, front walls or on front roof slopes require planning consent. (Less stringent controls apply outside conservation areas.)

8. EXTERNAL CLADDING

External cladding of a dwelling with stone, tiles, artificial stone, plastic or timber requires planning consent.

GRANTS FOR WORKS IN CONSERVATION AREAS

To complement these additional controls, grants may be available from the Council for the repair of listed buildings or for projects which will enhance the character of conservation areas. In specific areas of the District, e.g. Ripon, Knaresborough and the Nidderdale Area of Outstanding Natural Beauty, a wider range of grants may be available. For more information, contact Customer Services at the Department of Technical Services (01423 500600) for an explanatory leaflet.