

PANNAL

Conservation Area Character Appraisal - draft for consultation



Working for you

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1 Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. Once this Appraisal has been approved by Harrogate Borough Council, it will form an “evidence base” for the Local Development Framework (LDF). Consequently, it will be a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It will also form the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Pannal.
- 1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.
- 1.4 The assessment of the area’s special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Pannal Conservation Area was originally designated on 28 October 1993. This Appraisal aims to describe Pannal as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character.
- 1.6 By identifying what makes Pannal special or distinctive it is suggested that any future change, whether to individual buildings, building groups or the village as a whole, will be based on this understanding of the past and the present character of the settlement. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

Objectives

The principal objectives of the Appraisal are:

- to define and record the settlement's special character and interest;
- to raise public awareness of the aims and objectives of the conservation area designation and stimulate their involvement in the protection of its character;
- to identify what is worthy of preservation to aid understanding;
- to assess the action that may be necessary to safeguard this special interest;
- to identify opportunities for enhancement.

2 Planning policy framework

- 2.1 Local authorities have a duty to designate "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" as conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities periodically to review conservation areas.
- 2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 advises local authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.
- 2.3 In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area

character appraisals. The consideration of proposals in accordance with the content of these appraisals will be an important factor in deciding whether a proposal has an adverse affect on the character and appearance of the Conservation Area and, therefore, whether it is contrary to saved Local Plan Policy HD3 (which is the key policy for the control of development in conservation areas). The scope of Policy HD3 also covers development proposals outside a conservation area which would affect its setting or views into or out of the Conservation Area.

- 2.4 Involving the community and raising public awareness is an integral part of the appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area. Appendix B details how the local community was involved and the contribution it has made to this Appraisal.

3 Historic development & archaeology

3.1 The name “*Pannal*” has been variously derived from the Old English to mean “*a mansion on top of a hill*” and “*a damp hollow*”, but the truth appears to be that it takes its name from one Hugh Pagnell or Paganell who is recorded in a thirteenth century document, the Testa De Nevill, as receiving a grant of land in the area. Prior to that date, Pannal was part of the Manor of Rossett and is mentioned in Domesday Book under that name.

3.2 Pannal lay on the southern edge of the Forest of Knaresborough, a great tract of land between the Rivers Nidd, Wharfe and Washburn extending as far west as Blubberhouses Moor and Greenhow Hill. By 1774, much of the Forest had been enclosed and converted to farmland, but a tract of over 30,000 acres of common between the Rivers Wharfe and Nidd remained. This area was finally enclosed following Acts in 1770 and 1774. Map 1 shows the pattern of anciently enclosed and encroached land on the edge of the unenclosed moorland to the north of Pannal, and the tangle of lanes linking the scattered settlements on the fringes of the Forest. Map 2 shows, in more detail, the pattern of land allotments following enclosure in 1778, and shows the contrast between the irregular land holdings of the anciently enclosed land, and the regular fields of the newly enclosed land.

3.3 Early medieval records mention a church, mills, a fair and a market and it is probable that the water power provided by the River Crimple was the economic reason for the

founding of the settlement. The Church, the only Anglican church in England dedicated to St. Robert of Knaresborough, goes back to the thirteenth century, although the nave was rebuilt in 1772.

3.4 A map of 1838 shows the Parish of Pannal extending from the River Crimple in the south as far north as the Pump Room and Oak Beck in Harrogate. The northern part of this large area was annexed to the recently incorporated Borough of Harrogate in 1894, leaving a much smaller parish in the south. That part containing the village was finally taken into Harrogate in 1937, leaving only the rural area to the west still retaining both the name of Pannal and its status as a separate parish.

3.5 In 1871, Pannal was described as having “*houses scattered irregularly along the sides of a narrow street or road, running north and south*”. This character, of older eighteenth and nineteenth century buildings scattered between more recent development, survives and there are



Inter-war suburban style housing south of Pannal Bridge

distinct clusters of older buildings surviving at Woodcock Hill and The Old Maltings.

3.6 By 1890, the terraced houses at Nos. 1-6 Mill Lane had been built, followed in the early 1900s by the adjacent Flaxton Terrace, giving this part of the village a somewhat urban character, and a further isolated cluster of buildings had developed between the station and Leeds Road.

3.7 By 1930, the first suburban developments of estates of semi detached brick houses had appeared, covering the fields between Pannal Bridge and the station. This suburban development continued apace after World War II, linking the village with Burn Bridge and Daw Cross.

3.8 The present Pannal Hall dates from 1860, replacing an older house built by the Tancred family but belonging to the Bentley family since 1734. A number of other older properties, most notably “Rosehurst” (built 1833 and demolished 1967) and a thatched building in the grounds of Larch Cottage which served as the post office, were demolished in the post-war period to make way for the new housing developments which have engulfed Pannal in recent years.

4 Location & landscape setting

- 4.1 This section describes the character of the landscape around Pannal. It identifies the key landscape characteristics which make the village distinctive and provides guidelines to help manage landscape change in the Conservation Area.

The Village

- 4.2 Pannal village is situated in the valley of the River Crimple, about four kilometres south of the centre of Harrogate. The historic centre of the village around the Parish Church and Pannal Bridge stands at about 85 metres above sea level, the Crimple Valley rising to 105 metres on Leeds Road to the south east, and 108 metres at Woodcock Hill to the north west.



View north up Main Street to Woodcock Hill

- 4.3 From Station Road, clear views across the valley can be had, beyond the Parish Church tower to the enclosing woods along the west and north western sides of the valley at Allen Close and Sandy Bank, giving the impression of the village set

low in a shallow wooded bowl. From the Church Lane junction, views south along Main Street can be had towards Spacey Houses.



View south along Main Street towards Spacey Houses

- 4.4 The main approaches into Pannal are from Leeds Road to the south, from Rossett Green along Church Lane to the north and from Beckwithshaw along Spring Lane to the north west. However, little idea of the historic character of the village is obtained until Main Street with its scatters of stone cottages is reached, although the network of narrow winding lanes north of the village suggests an ancient landscape.
- 4.5 The historic core of Pannal is centred on the area between the Parish Church of St. Robert of Knaresborough, Pannal Hall and Pannal Bridge. The village developed in a straggling linear form, with scattered cottages strung out north west along Main Street, and with a secondary cluster of buildings around Spring Lane and Church Lane. This includes the site of "Rosehurst", now covered in detached houses, and Quarry House, a fine Arts and

Crafts style house overlooking the Crimple Valley

- 4.6 Immediately south of Pannal Bridge, a secondary cluster of buildings developed in the late nineteenth century. There are other, isolated, Victorian buildings marooned in later housing estates and detached from the historic centre of the village which now comprises the Conservation Area.
- 4.7 Many of the historic buildings along Main Street are small cottages, and these are usually built gable end onto the road, allowing the main elevation to face south. Gritstone walls with ridged stone copings form property boundaries along Main Street, linking the scattered buildings and providing a unifying element in the streetscene.

Key Views

- 4.8 The Parish Church of St Robert provides the focal point within the Conservation Area, and key views of the church can be had from the north and south along Main Street, and from Crimple Meadows and Clark Beck Close.



A copper beech screens the Church until after autumn leaf-fall.

4.9 The key view over the village can be had from Station Road, looking north over the village towards the encircling wooded ridge. From Spring Lane on the top of this ridge, views further north over the landscape of rolling farmland with scattered farms can be had.

Significant Field Boundaries

4.10 Twentieth century development has largely obliterated the earlier pattern of field boundaries within the village, although occasional isolated stretches of wall or hedge indicate the earlier pattern.

4.11 Significant stretches of gritstone wall bound Spring Lane and Church Lane, built of coursed gritstone blocks, with thinner flaggy stone used for the upper courses in the wall opposite the Old School. The former School is bounded by a stone wall of well cut stone blocks with a half round gritstone coping, and at the back of the School House is a section of high brick wall which once bounded the garden at “Rosehurst”.



Contrasting wall styles in Spring Lane

4.12 The small becks running south east into Crimple Beck form the boundaries to the garden tofts and garths each side of Main Street, and are a significant element in the character of the Conservation Area. The becks are more permanent boundaries than many of the field boundaries that have now vanished beneath new development.



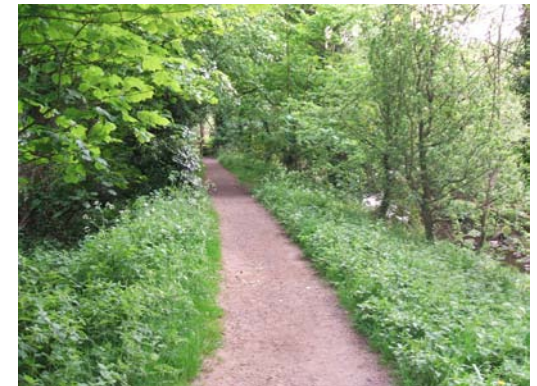
Beck and gritstone wall bounding the churchyard

Prominent Woodland

4.13 Within the Conservation Area, the most significant areas of woodland are the trees fringing the Crimple Beck and Clark Beck, and the trees fringing Pannal Green. Pannal Hall is also well screened by mature deciduous and evergreen trees. The wider setting of the Conservation Area is framed by the deciduous woodland at Allen Close, and by the secondary woodland around the base of the rocky outcrops of the former quarry at Church Lane.

Strategic Pedestrian Routes

4.14 Pannal is on the route of the Harrogate and Knaresborough Ringway Footpath. There is a good network of paths especially along the Crimple valley, and through the woods at Allen Close to Spring Lane, Woodcock Hill and on to Pannal Ash.



The Ringway path near the mill pond

Wildlife & Nature Conservation

4.15 The woodland belt along the Crimple Beck does not enjoy any official recognition as being of nature conservation value. But there is no doubt that this woodland corridor and mill pond fringing the built up area of Pannal and the adjoining farmland is of ecological value, offering a habitat for birds, mammals and particular species of vegetation. The woodlands at Allen Close and the secondary woodland at the former Sandy Bank quarry provide important ecological areas on the edges of the Conservation Area.



The mill pond

5. Landscape character

- 5.1 Pannal village and Conservation Area lies in the Middle Crimble Valley, a landscape of gently undulating valley sides of rectangular fields of improved grassland typical of parliamentary enclosure, bounded by hedges, walls and fences with individual trees. The underlying geology is of millstone grit overlaid with loamy, clayey soils.



View north west of the landscape beyond Spring Lane

- 5.2 To the west of Pannal, the Upper Crimble Valley rises gradually towards the former moorland plateau through a landscape of small grass fields with irregular boundaries and twisting lanes. This is a landscape characteristic of early enclosure, as shown on Maps 1 and 2. Map 1 shows the result of centuries of encroachment and enclosure of the former Forest of Knaresborough in the vicinity of



The woods of Allen Close enclose the village

Pannal. Map 2 shows how Pannal lies at the junction between this old enclosed landscape and the new geometrical landscape of regular fields and straight roads created after the enclosure of the remaining areas of forest land in 1778.

- 5.3 The deciduous woodlands at Allen Close and at the former quarries along Church Lane at Sandy Bank appear to almost encircle the village when viewed from the south. The well wooded banks of the River Crimble provide a green corridor through the village, and this area with its riverside footpaths is well used by local walkers.

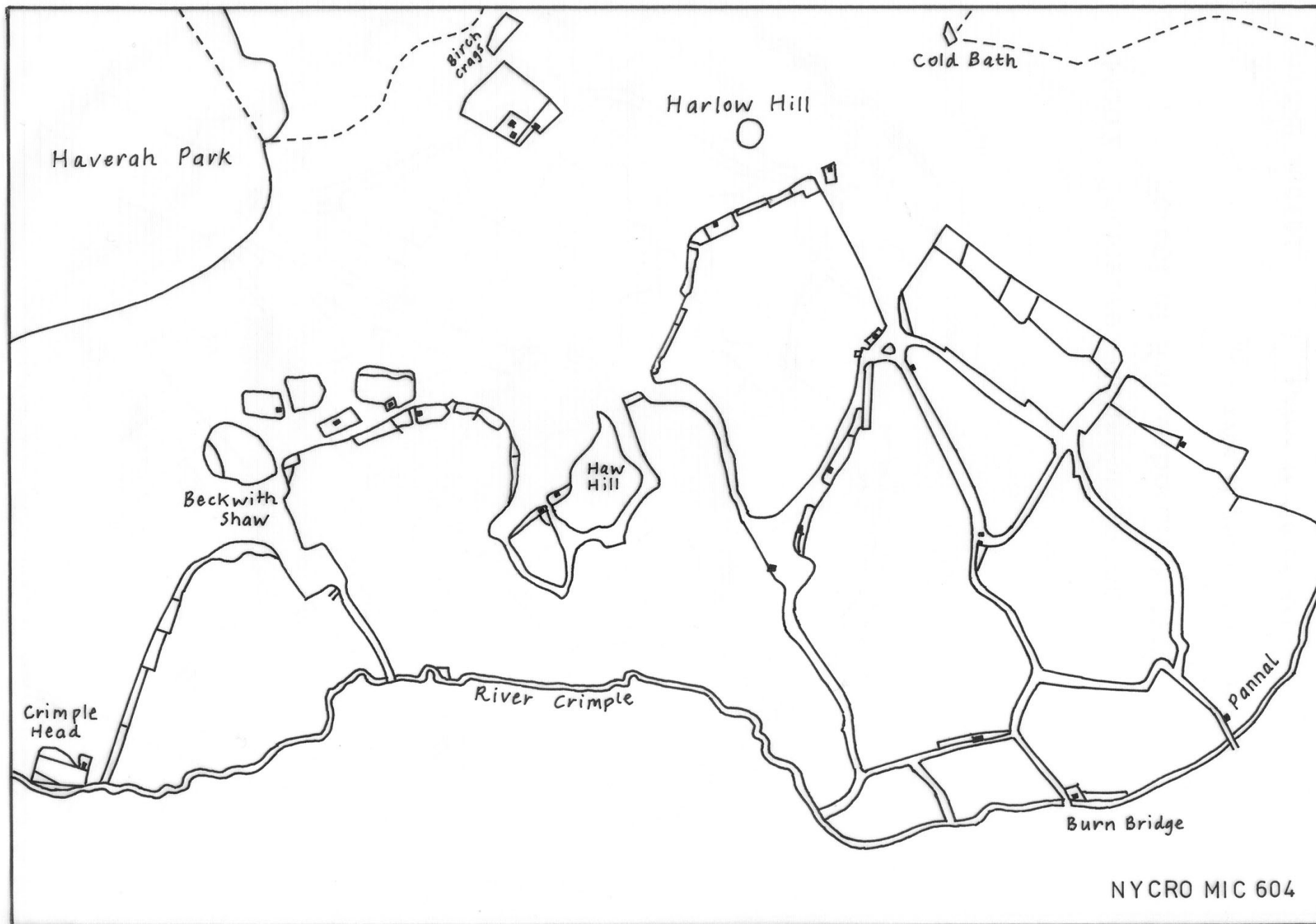
- 5.4 Smaller becks such as Clark Beck provide other wooded corridors, and the becks bounding the churchyard form a distinctive element in the local scene, with their enclosing gritstone walls, and the constant sound of running water.



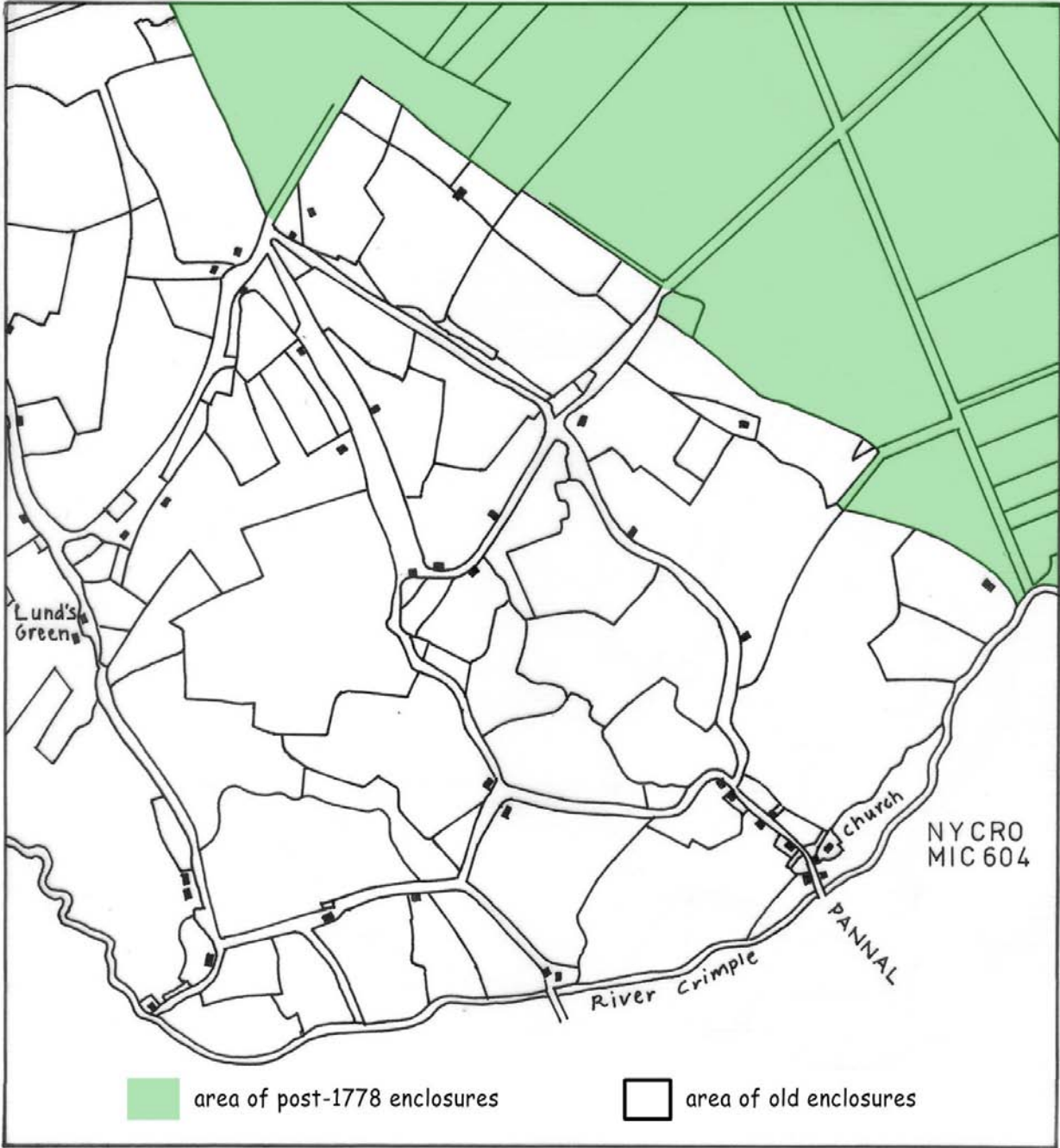
Wall and beck bounding the churchyard

- 5.5 The recreation ground at Crimble Meadows is the largest open area in the Conservation Area, and allows access to the woods of Allen Close and into Spring Lane. Pannal Green is of recent origin, and with its fringe of deciduous trees adds to the setting of the parish church of St. Robert of Knaresborough.

Map 1: Enclosures in the Royal Forest of Knaresborough 1778



Map 2: Enclosure Allotments in the Royal Forest of Knaresborough 1778



6. The form & character of buildings

6.1 There are 7 buildings in the Pannal Conservation Area included on the Statutory List of Buildings of Special Architectural or Historic Interest. However, there are also a number of un-listed historic buildings, which make a *positive* contribution to the character and appearance of the conservation area and are of particular interest locally. These buildings have been identified during the public consultation and, as recommended in PPG15, are recorded on the Concept Map in this Appraisal. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alteration or extension.

6.2 The following buildings and other structures in the Conservation Area are listed:

Church of St. Robert of Knaresborough	Grade II
12 Main Street	Grade II
14 Main Street	Grade II
23 & 25 Main Street (Brookfield Cottage)	Grade II
35 Main Street (Lydia Cottage)	Grade II
51 & 53 Main Street (Larch Cottage)	Grade II
Boundary Stone of former Knaresborough Forest, off Mill Lane	Grade II

6.3 The most significant listed buildings and structures, those of the greatest historic or architectural interest and those which are key features in the Conservation Area are described below.

Church of St. Robert of Knaresborough

6.4 The Church shows evidence of three distinct phases of building, the oldest part being the fourteenth century chancel, built in the Decorated style. The fifteenth century west tower, in Perpendicular style, follows. The tower with its embattled parapet forms a significant landmark in views along Main Street and from Crimple Meadows. The main part of the Church, the nave, was rebuilt in 1772 in characteristic Georgian style with round headed windows. These were replaced in 1888 by the present pointed Gothic windows with tracery. A blocked doorway in the north wall of the nave has a round headed stone surround of rusticated ashlar blocks and the earlier windows of 1772 may have been of similar shape and style.



East end of the Church showing the chancel



Nos. 12 and 14 Main Street, contrasting listed buildings

Nos. 12 & 14 Main Street

6.5 These two buildings form a prominent group in Main Street and in the setting of the Parish Church. No. 14 is a tall two storey double fronted house with a central doorway, and windows with grooved heads to imitate stone voussoirs. It is built of coursed squared gritstone rubble with long and short quoins, with kneelers and stone copings running up to the ridge chimney stacks at each end. No. 12 is a much lower two storey building, formerly in two cottages. It is built of coursed squared gritstone rubble, but much more simply detailed as befits its cottage status, with Yorkshire sliding windows to the first floor.

Nos. 23 & 25 Main Street (Brookfield Cottage)

6.6 The listed buildings record describes these as “a *semi detached pair of cottages*”. The building is prominently located opposite the Church and built gable end onto the road. It is of two distinct phases; No. 23,



Brookfield Cottage

the taller later extension is dated 1812, over the doorway. The lower end, No. 25, is earlier and more simply detailed. It has Yorkshire sliding windows in plain stone architraves. The ground floor room has paired Yorkshire windows with a central mullion, and a six pane window near the gable, which an old photograph shows to have been a former door. Both parts of the building are constructed of coursed squared gritstone rubble, but No. 23 with its gable kneelers, neatly squared and sawn copings and lintels and vertical sliding sash windows is a much more “polite” building.

35 Main Street (Lydia Cottage)



South end of Lydia Cottage

6.7 Situated half way along the west side of Main Street, this eighteenth century two storey cottage stands parallel to the road. It is built of squared coursed rubble with flat stone surrounds to the windows. The former entrance onto the street has been blocked, leaving the flush door jambs in place, and the external stone steps removed. The cottage has been altered and extended, with an outshut to the west and a single storey two window wing to the north.

Nos. 51 & 53 Main Street (Larch Cottage)

6.8 This eighteenth century two storey house stands towards the north end of Main Street, gable end onto the road. Although described in the list description as a cottage, the main elevation onto the garden is too polite to merit the cottage title. It is built from coursed squared gritstone rubble with long and short quoins, prominent coped gables with kneelers and chimney stacks to each gable end. The north side (rear) has been greatly extended, and there is a further extension to the west end.

6.9 The following unlisted buildings are of particular local interest:

Pannal Hall

6.10 Pannal Hall stands on the site of an older house which was demolished in 1860 when the present house was built. It

stands in well wooded grounds bounded by high stone walls, with entrance gates opposite the Church with gate piers topped by distinctive lozenge shaped finials.



Entrance to Pannal Hall, showing distinctive gate pier finials

6.11 The house is of two generous storeys, built of coursed ashlar stone with quoins and a hipped roof with roof dormers and oversailing eaves. Windows are sliding sash with stone architraves, the main front having a projecting canopy carried on Tuscan columns. The dense tree planting around the edges of the grounds limit the views that can be had of the house, the largest building in the village, apart from the Church.



Nos. 1-6 Mill Lane

Nos. 1-6 Mill Lane & Flaxton Terrace

6.12 These two groups of houses were built in the late nineteenth and early twentieth century, and provide a contrast with the older scattered cottages strung out along Main Street, and the twentieth century suburban style housing found in much of the village.

6.13 Nos.1-6 Mill Lane is a two storey terrace with attic dormers, built from thin courses of gritstone, with four panel doors in stone surrounds and canted bay windows.



Flaxton Terrace showing the much plainer front

9.14 Flaxton Terrace was built by 1910, squeezed into a space on the river bank behind the earlier terrace. The front elevation is built from coursed rock faced grit stone, with paired windows beneath large lintels, while the rear is of brick. These two terraces impart a distinctive urban element to the village.

6.15 At the west end of Mill Lane stands the altered former Pannal Corn Mill, now called **Mill Cottage**. The present building dates back to 1765, but no doubt stands on the site of earlier mill buildings. It is built of coursed gritstone blocks with large quoins, a Welsh slate roof and, unusually for the older buildings in Pannal, a brick chimney stack. It also retains its nineteenth century iron water wheel.



Mill Cottage

6.16 The mill pond west of Mill Cottage was fed by a mill race or leat controlled by a system of sluices and weirs. Much of this system is now disused, including an upper mill pond off Malthouse Lane which is now filled in. At Malthouse Lane is a group of former industrial buildings comprising

a former **Mill** and a **Malthouse**. These buildings are built from well dressed sandstone and form an interesting and historic group.



The old maltings

6.17 At the north end of the village there is a group of buildings that are worthy of note. Oldest of these is **The Old School Room** (the present day Scout Hut) dating from 1817. This single storey hip roofed building retains its original pointed windows with keystones and stone surrounds on its south side, although that side is largely hidden by high stone walls.

6.18 At the junction of Spring Lane and Church Lane is **Woodcock Hill**. This 'L' shaped building, built gable end onto the road, comprises two distinct structures, with a tall two storey wing to the north with projecting eaves blocks, gable verge copings and gable end chimneys. To the south is the attached cottage wing, which is much lower and more simply detailed with irregularly shaped lintels. Each of these wings once contained two cottages, but now forms a single house. This

building occupies an important position in the street scene, and provides a visual stop when leaving the village from the south.



Quarry House

- 6.19 Further along Church Lane is **Quarry House**, a fine 'Arts and Crafts' style house built in 1910. This house was built as the vicarage and has a plain tiled hipped roof, first floor window with a swept head, timber balcony and finely detailed stone chimneys. It looks southwards across the village from an elevated position.
- 6.20 Finally, the former **Church Hall** to the north was built in 1887 to commemorate Queen Victoria's Jubilee; this building, with its characteristic tall windows (now blocked) in the gable end, marks the end of the village.
- 6.21 The key characteristics of the local architectural style are as follows:

General form of buildings

6.22 The older buildings which survive in the village are either cottages, simply detailed and often built gable end onto the road or more polite taller two storey double fronted houses with central entrances in plain stone door surrounds. There are very few converted former farm buildings, apart from The Mistal near Pannal Bridge, and no obviously early houses in the village, although some listed seventeenth century farmhouses are found in the rural parts of Pannal Parish, in the former Forest of Knaresborough.

Materials

6.23 The older buildings of Pannal are built in coursed gritstone rubble from the local quarry at Sandy Bank (off Church Lane) which closed in 1930. This stone sometimes has a distinct brown tinge due to the presence of iron. Gritstone boundary walls are a characteristic feature



Wall detail



Wall opposite The Old School Room

of Pannal, along Main Street, Spring Lane and Church Lane and around the churchyard. Many of these walls are finished with ridged copings. The former School yard wall is built from finely cut and dressed grit stone, with neat rounded copings. The field wall opposite the Old School has coursed grit lower courses, with thinner courses of a more flaggy sandstone used for the upper part of the wall, with copings of the same material set on edge.

- 6.24 This type of thinly coursed sandstone is used for the Terrace at Nos. 1-6 Mill Lane, built by 1910.
- 6.25 Brick is largely absent until the mid-twentieth century, although part of the former brick garden wall of "Rosehurst" (built 1833) survives at the rear of The Old School, and the rear walls of Flaxton Terrace (built by 1910) are built from brown brick.

Roof detailing

6.26 Many of the older stone buildings are roofed in stone slates, with Welsh slate used for the nineteenth century buildings. Plain clay tiles are used for Quarry House. The roofs of the older cottages are simply detailed with plain verges to the gable ends. However, the taller more polite houses have prominent kneelers and stone verge copings, with gable end stone chimney stacks.

External walls

6.27 The older buildings, whether houses or cottages, are walled in courses of roughly squared grit stone, buttressed at the corners by large quoins. The quoins used on the polite houses tend to be sawn and neatly finished, as are the window lintels and door surrounds. These details are used on the cottages, but are more crudely finished. Pannal Hall is built from ashlar gritstone with a smooth sawn face and has patterned quoins of distinctive appearance.



Window detail at 25 Main Street (unusually two Yorkshire sliding sash windows linked together).

Windows

6.28 Two basic traditional window types characterise the older buildings in the Conservation Area. Vertical sliding sash timber windows with between two and twenty four panes are used on the more polite buildings dating from the late eighteenth and nineteenth centuries. As a rule, the more recent the building, the fewer panes per window, as a result of improved glass making techniques and changes in fashion.

6.29 Yorkshire sliding sashes (horizontal sliding sashes) are typically found on cottages, and in some cases modern side hung casement windows have replaced these. Yorkshire sliding windows survive at Nos. 12, 25 and 35 Main Street and it is important that these characteristic cottage windows are retained.

6.30 A small number of houses have paired windows divided by a central flush square mullion with a flat stone lintel and sill. At Nos. 25 and 51-3 Main Street this flat stone framing is carried round the sides of the windows, and this pattern of plain architrave (without the mullion) is also seen at No. 35 Main Street (Lydia Cottage). No. 53 Station Road and the front of Flaxton Terrace have paired windows with large squared lintels and sills, but without the architrave, while Briar Cottage in Mill Lane has paired windows with a timber mullion.

6.31 Of twenty older houses and groups of houses viewed from Main Street and Mill Lane, eleven have had their original windows replaced by modern timber or plastic ones. In most cases, the original window openings have been retained, but the loss of original building features such as windows can have a cumulative negative impact, creating a loss of character in the Conservation Area.



Vertical (left) and horizontal Yorkshire (right) sliding sash windows.

7. Character area analysis

7.1 This section examines the buildings and spaces within the Conservation Area in greater detail using sub areas to identify the special character of the village and to describe the details and features that help to define the special “sense of place” of Pannal.

7.2 These are as follows:

- 1 **Main Street**
- 2 **Mill Lane**
- 3 **Spring Lane & Church Lane**

1. Main Street

7.3 Main Street begins at Pannal Bridge and climbs north west towards Woodcock Hill. The area between Pannal Bridge, Pannal Hall and the Parish Church forms the historic core of the village. The single arched Pannal Bridge has parapet walls topped by large grit coping stones grooved along their sides and terminated by round topped stone bollards with vertical grooves. Next to the north west end of the bridge is a broken boundary stone lettered ‘W’, and beyond this a wooden gate with large shaped strap hinges between substantial stone piers provides a now disused pedestrian entrance to Pannal Hall.

7.4 Immediately north of the bridge, the road becomes tightly contained by the boundary walls and well wooded grounds of Pannal Hall to the west, and a near continuous group of stone buildings to the right, beginning with the converted stone farm



Disused gate at Pannal Hall

buildings at The Mistal. The frontage is broken by Clark Beck Close which serves the recent development of two storey stone houses built on the site of Pannal Hall Farm, and overlooking the south side of the Church. The street frontage is terminated by the listed buildings at Nos. 12 and 14 Main Street, built up to the back of the pavement, while the view north is blocked by the bend in the road and nos. 23-25 Main Street (Brookfield Cottage), and the trees on Pannal Green.



View north from Pannal Bridge as the road narrows

7.5 North of Pannal Hall, the street opens out into a sequence of open spaces. This area contains the focus and most prominent feature of Pannal, the Church. Its solid square tower dominates the scene and there are important views of it from the corner of Spring Lane and Church Lane and from Crimple Meadows. The open spaces: The Green, the land to the west of Brookfield Cottage (Nos. 23 & 25 Main Street) and the adjacent public open space are important in setting off the principal historic buildings; the Church, Pannal Hall, Brookfield Cottage and 14 Main Street. There is a pleasing contrast between the more open setting to the north of the Church and Crimple Meadows, and the more enclosed stretch of Main Street south to Pannal Bridge.



View north along Main Street showing cottages and walls

7.6 Pannal Green is a 1960s housing scheme of terraced houses on the north east edge of the Conservation Area, with a tree fringed green between the houses and Main Street. This green was formed in the 1960s from part of a former field, which contained the village smithy at its southern end by Clark Beck Bridge.

7.7 Continuing northwards along Main Street, while the eastern side of the street was built up with houses and bungalows in the post war period, the western side largely retains its open character with scattered older stone houses and cottages and gardens behind stone boundary walls. These walls contain the view and draw the eye northwards towards Woodcock Hill, which provides a focal point. The main modern intrusions on the west side of Main Street are the two pairs of brick semi detached houses with hipped roofs which appear somewhat incongruous within the street scene, between the scattered older listed buildings.



Looking south along Main Street from Lydia Cottage

2. Mill Lane

7.8 West of Pannal Bridge along the south bank of the River Crimple is a distinctive enclave of buildings in an area once called Pannal End. Moving west along Mill Lane, formerly known as Rosehurst Terrace, the view is dominated by a tall two storey terrace of stone houses with roof dormers, Nos. 1-6 Mill Lane. This terrace was built by 1890, from narrow courses of sandstone, with first floor sash windows in stone surrounds of long and short stones with a cut "pedimented" stone lintel over. The four panel front doors with planted mouldings are also framed with well cut



Door details at 4 Mill Lane

long and short stone, with a glazed over light and a shallow projecting shaped stone lintel over. The ground floor windows are canted bays with Welsh slate roofs .

7.9 To the rear of this terrace, a further terrace of ten houses was squeezed onto the river side by 1910. This is Flaxton Terrace, and is a much plainer group, with the main elevation facing north across the river. This elevation has paired sash windows flush to the wall under long lintels with a central mullion. In some cases, the mullions have been cut out and a single window inserted. The irregular rear elevation is built of brick.

7.10 Briar Cottage stands on its own to the west and is a nineteenth century stone built house with a slate roof and paired sash windows, standing in a small garden bounded by dwarf walls topped with horizontal parkland style railings. Briar Cottage, with its blank western gable , demarcates the end of this nineteenth century enclave of buildings.



Briar Cottage

7.11 Mill Cottage to the west presents a much more vernacular appearance, in spite of alterations and extensions. This building of coursed gritstone blocks with large stone quoins is built hard up against the dam retaining the mill pond.

7.12 Mill Lane continues as a footpath, part of the Harrogate and Knaresborough Ringway, along the well wooded Crimple Valley. The mill pond was fed by a channel or leat which was channeled from the weir 250 metres west of the mill. Fragmentary remains of the leat, sluices and weir can still be seen from the footpath which runs to Burn Bridge.



Former Mill at The Old Maltings

7.13 A short distance beyond the former weir is a group of gritstone buildings of eighteenth and nineteenth century date, comprising the former malthouse, mill and millpond, the pond now filled in. Nearby are gritstone houses, one formerly attached to the demolished large malt house. The remaining former malthouse is built into the bank above the river and is single storey onto the lane, but two storey onto the river bank. It has the characteristic deep plan for the barley sprouting and drying floors under a slate roof. These



57 Main Street, reusing part of the old stable block at Rosehurst

buildings are reminders of the industrial past of the Crimple Valley, and are linked to the Conservation Area by a mill leat and a system of sluices and weirs. They merit inclusion in the Conservation Area.

3. Spring Lane & Church Lane

7.14 The existing Conservation Area boundary ends just short of Rosedale, but the area northwards to Spring Lane and Church Lane contains some interesting buildings and merits inclusion in the Conservation Area. The stone boundary walls along Main Street also provide some continuity in the street scene.

7.15 Fragments of older buildings can be seen north of Rosedale, where No. 2 Rosedale, on the corner of Main Street incorporates a part of an older stone building which stands gable end onto Main Street, and No. 57 Main Street, also gable end onto the street, incorporates part of the former stable block to "Rosehurst", demolished in 1967.

7.16 Immediately next to No. 57 Main Street is a series of four square gate piers, marking the former Main Street entrances to "Rosehurst". These piers and the set of stone steps abutting the wall are features of note in the Conservation Area.

7.17 At the top of Main Street, Spring Lane climbs north and west, while Church Lane turns east. The angle of these two roads is enclosed by a very high grit stone retaining wall, behind which is Woodcock Hill. The wooded grounds of Quarry House and the wooded gritstone outcrops of the old Sandy Bank Quarry close the view to the north east.

7.18 The narrow Spring Lane climbs northwards, and is bounded by gritstone walls of unmortared rubble. An old boundary stone, lettered "E" has been laid on its side near the base of the wall opposite the Old School. From here, long views can be had to the north and north west over rolling farmland dotted with scattered farmsteads.

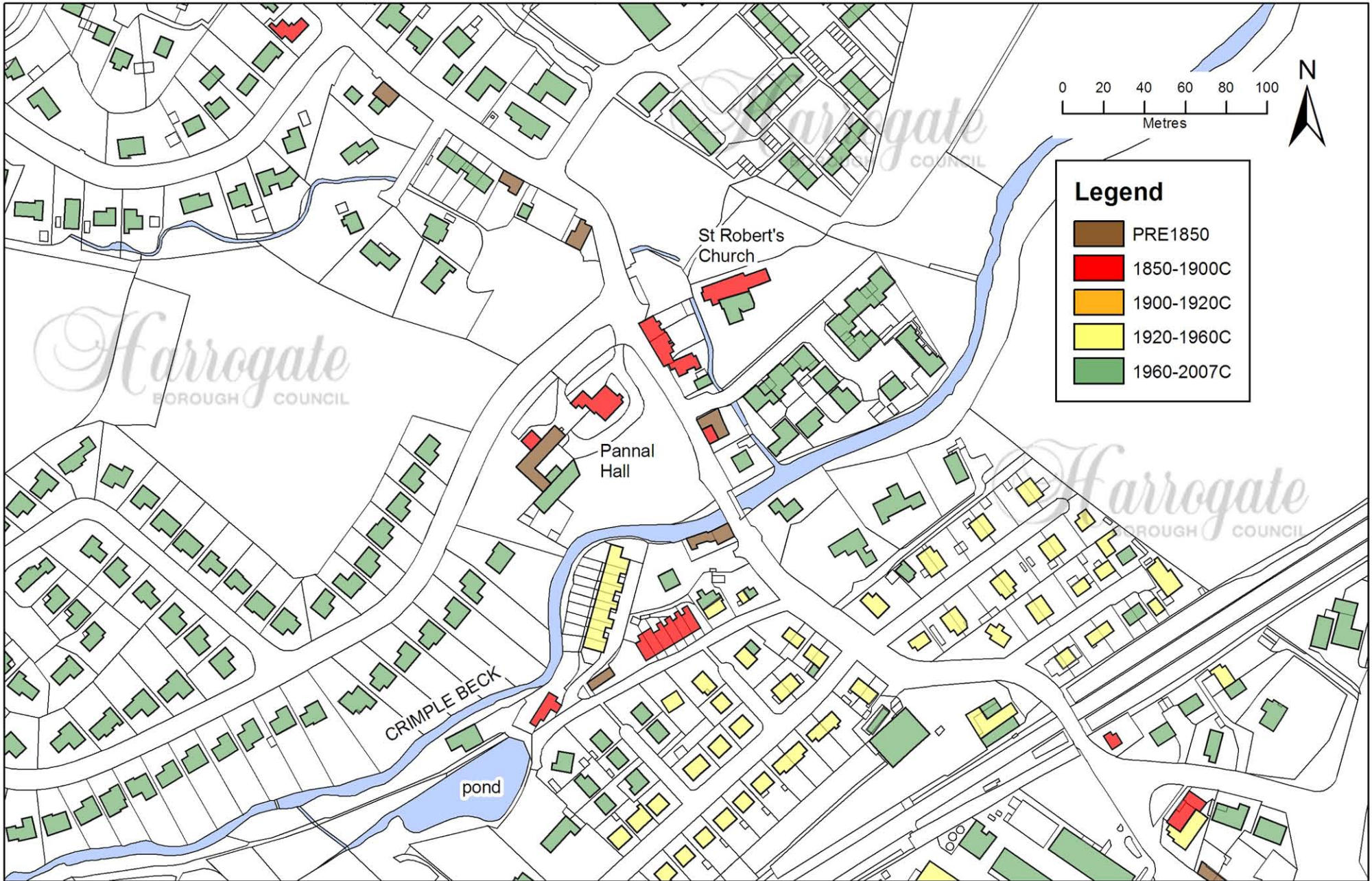
7.19 At the top of the hill, on the south side of the road stand the former School House, of mid to late nineteenth century date, but altered and extended from its original form. The adjacent Old School Room of 1817 has also been extended on its north front, greatly reducing its architectural interest. However, the original hipped slate roof and southern elevation with its pointed windows survives. These two buildings form an interesting group, and mark the end of the older buildings in the village.



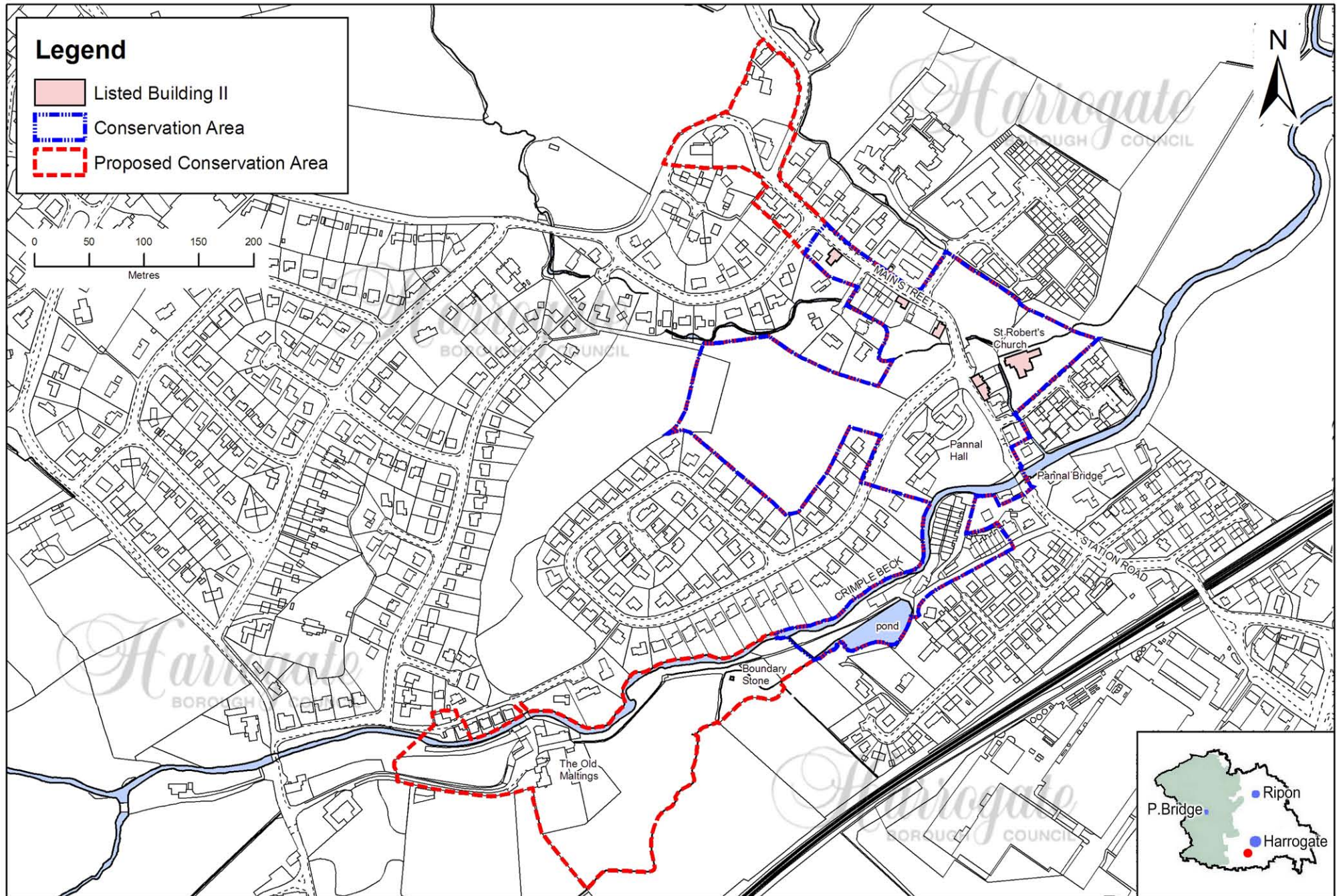
High retaining wall at Woodcock Hill

Map 3: Historical development of Pannal

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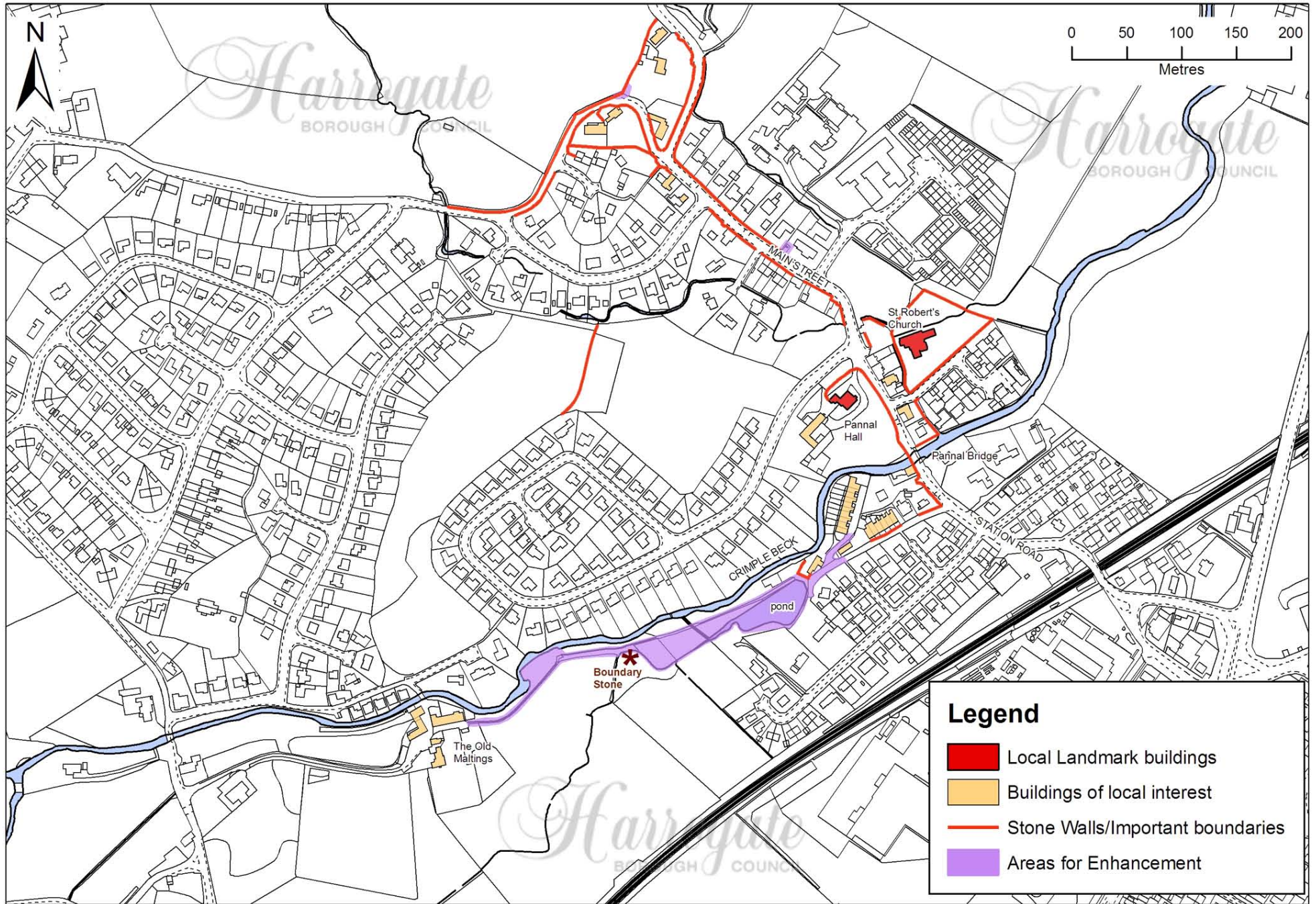
Map 4: Pannal Conservation Area boundary



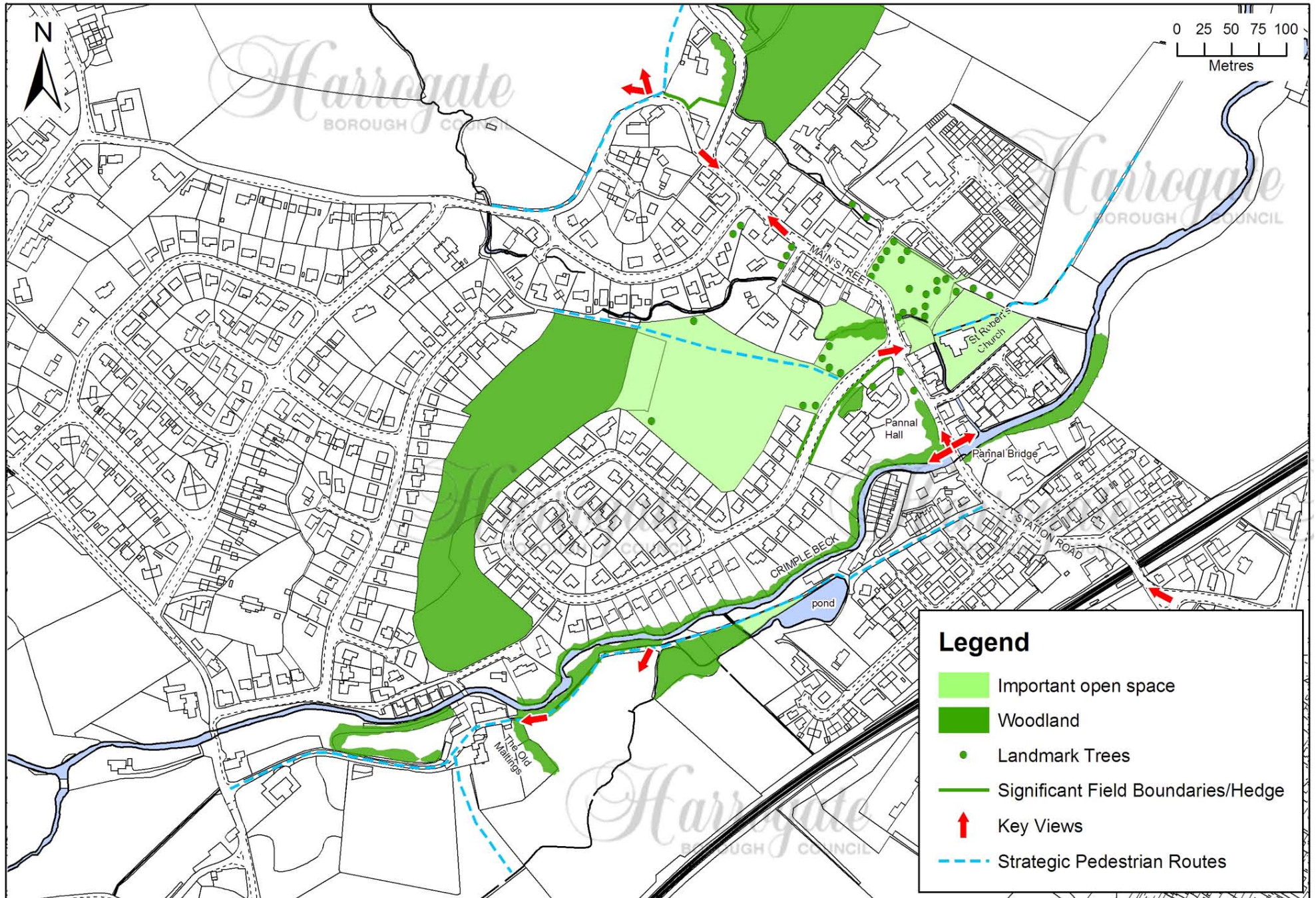
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Map 5: Analysis & concepts

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Map 6: Landscape analysis



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Appendix A

1. Management strategy

The purpose of the Conservation Area Appraisal and Management Strategy is to provide a clear and structured approach to development and alterations which impact on the Pannal Conservation Area. The special qualities, which “it is desirable to preserve or enhance”, have been identified in the Appraisal.

2. Monitoring & review

Although Pannal is an attractive village, it does not follow that all buildings and spaces within the Conservation Area necessarily contribute to that attractiveness. Ultimately the aim is to:

- (a) explore whether there are any buildings or areas which are at odds with or spoil the character of the Conservation Area and
- (b) to consider how the special character or distinctiveness, as defined in earlier sections of this document, might be best preserved or enhanced.

Clearly some of the ideas or suggestions will relate to buildings or land in private ownership. It is important to note that individual owners and/or the local community will not be under any obligation to make the changes or improvements suggested. However, they may be encouraged to think about suggestions made, and once the Appraisal has been adopted, the findings and recommendations will be considered by the Borough Council in response to any applications for planning permission, listed building consent, Conservation Area consent or requests for grant aid.

The Borough Council is required to review its Conservation Areas on a regular basis, this may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or the extension of existing conservation areas. The special character of Pannal has been re-evaluated as part of the process of preparing the character appraisal and this contributes to the overall review.

Part of the review process involves the maintenance of a comprehensive and up to date photographic record to establish a visual survey of buildings of local interest in the conservation area. This record was compiled with involvement of the community at the public consultation event.

3. Maintaining Quality

To maintain the recognisable quality of the Pannal Conservation Area and to ensure the highest quality of design, the Council will:

- From time to time review the character appraisal and management strategy, which will act as a basis for development control decisions and the preparation of design briefs;
- Require all planning applications to include appropriate written information and legible, accurate and up to date, fully annotated scale drawings;
- Keep under review a list of buildings of local interest that positively contribute to the character and appearance of the Conservation Area;
- Where appropriate prepare supplementary planning documents including design guidance and development briefs;
- Expect the historic elements that are an essential part of the special architectural character of the Conservation Area to be preserved, repaired and reinstated where appropriate.

4. Conservation Area boundary review

As part of the process of producing the appraisal, the existing Conservation Area boundary was reviewed. The outcome of the public consultation event identified adjoining areas as being of positive interest in ways which directly relate to the special character of the existing Conservation Area. The future inclusion of these areas will be determined on the basis of whether they have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance

A number of extensions to and deletions from the Conservation Area were suggested at the workshop event, as follows:

- Include Woodcock Hill and Spring Lane because of the Old School Room and the outstanding vistas;
- Include The Maltings and the footpath to Allen Woods;

- Possibly extend to Burn Bridge;
- Include Allen Woods to Malthouse Lane;
- Include the footpath to the playing field at the rear of Rosedale;
- Include the old dam behind The Courtyard and The Maltings;
- Include The Memorial Hall, cottages and station building in Station Road;
- Exclude 37-43 Main Street.

The merits of each of these suggested amendments are discussed below.

It is proposed that the Conservation Area should be extended at Woodcock Hill, Spring Lane and Church Lane to include a number of locally important buildings, including the Old School Room, Woodcock Hill and Quarry House. This area is linked to the existing Conservation Area by stone boundary walls which are prominent along Spring Lane and two of the houses on Main Street, No. 2 Rosedale and No. 57 Main Street show evidence of conversion from older buildings.

The group of eighteenth and nineteenth century buildings at The Old Maltings, although altered, are of some local historic and architectural interest. The demolition of the large malthouse on the north bank of the river and its replacement by a group of detached houses in the 1970s has resulted in the loss of some architectural and historic interest. However, the



Disused weir and mill race off Mill Lane

buildings that survive, comprising the old mill, a number of houses and cottages and a smaller malthouse form an interesting former industrial colony. This group of buildings, although somewhat detached from the existing Conservation Area, is linked to it by the Ringway Footpath and the former mill leat with its associated weirs, footbridges and sluices. The existing Conservation Area boundary cuts through these features in a somewhat arbitrary way, and it is proposed that the former industrial buildings and the filled in mill pond off Malthouse Lane be included within the Conservation Area.

Burn Bridge lies a short distance to the west. However, while it contains some buildings of local interest, it is clearly detached from the Conservation Area, and does not merit inclusion in the Conservation Area.

Allen Woods (shown as Allen Close on the OS map) is a large area of secondary deciduous woodland of beech and birch. While the woodland is an important element in the wider setting of both the Conservation Area and the village, it is clearly detached from the historic core of Pannal, and does not merit inclusion in the Conservation Area. There are other protective measures for woodlands, notably tree preservation orders (TPOs), and where woodlands are of nature conservation value, designation as a Site of Interest for Nature Conservation (SINC) may be appropriate.

The footpath from Spring Lane to the recreation ground is bounded on its north side by a stone wall, the former boundary to "Rosehurst". However, this path is detached from the historic core of the Conservation Area and hemmed in by suburban post war development and thus does not merit inclusion in the Conservation Area.

The area of Station Road between Pannal Bridge and the Leeds Road was developed with brick houses by 1930, and although an enclave of older buildings survives around the station, these are very much detached from the historic core of the Conservation Area and much altered. Consequently this area does not merit inclusion within the Conservation Area.

Finally, the exclusion of Nos. 37-43 Main Street from the Conservation Area was suggested. These brick hip roofed houses of the 1930s do not add anything of distinctly local character to the Conservation Area. However, these houses are set back from the roadside behind stone boundary walls, and thus do not detract unduly from the street scene. For this reason, it is considered that the Conservation Area boundary should remain unchanged here.



Disused weir and mill race off Mill Lane

5. The Management of change

The special character and appearance of Pannal Conservation Area is vulnerable to erosion and significant harm through often well intentioned, but misguided alterations and inappropriate change.

6. Opportunities for enhancement

Pannal is an attractive village, and most of the buildings are in good condition. There are however, a number of opportunities for the enhancement of some areas as follows:

- Improve footpaths into the Conservation Area, especially from Mill Lane to Burn Bridge, from Main Street to Rosedale Close and from the recreation field to Spring Lane.
- Replace concrete lamp posts and the new lights in Mill Lane;
- Screen the gas valve house on Main Street; (simply painting the boundary rail and cabinet black would improve its appearance)
- Plant trees on Pannal Green to screen the modern houses behind;
- Repair the gate piers forming the former Main Street entrance to "Rosehurst";
- Repair and repaint the iron pipe on the east side of Pannal Bridge;
- Place overhead wires underground;
- Repair the mill race, weir and sluices above the mill pond;



Gas valve house in need of screening



Disfigurement of Pannal Bridge

- Repair the iron gate and stone steps to the footpath at the top of Spring Lane;
- Discourage the use of larch lap panel fencing along road and footpath boundaries in the Conservation Area.



Gate needing repair at Spring Lane

Trees which make a particular contribution to the Conservation Area should be protected by Tree Preservation Orders (trees in conservation areas have a degree of protection).

Existing buildings

The survey of the existing buildings within Pannal clearly identified that a distinctive character exists, although to some extent this has been eroded by subsequent alterations, which have not always recognised that distinctiveness. Over the past 30 years, public awareness and expectation of the planning system to protect the "familiar and cherished scene" has increased substantially. Additionally, there now exists a greater understanding of the impact which incremental change can have upon the distinctive character of historic areas. Options to safeguard and enhance the architectural character of Pannal could include some or all of the following:

Design Guidance

Additional design guidance, which is more specific to the Conservation Area, could be considered for future alterations to direct change towards materials and design detailing which complements the defined local architectural character. This would be in the form of non-statutory planning guidance. If adopted, this guidance would act as a yardstick against which proposals could be assessed and could assist both existing and future residents in understanding what is desirable.

Article 4 Directions

Formal control over future alterations of buildings could be introduced through what is known as an Article 4 Direction which removes permitted

development rights. These are legal rights to alter dwellings without the need for planning permission within strict limitations. Article 4 Directions can be designed to be specific to particular types of development relating, for example, only to roof covering or front elevations. A Direction cannot place an embargo on change, but rather brings certain types of development within the scope of planning control. Article 4 Directions are made by the Borough Council, and in some cases, would need confirmation by the Secretary of State. Article 4 Directions could be introduced throughout the Conservation Area or just to individual buildings whose special interest is considered to be at risk from incremental change.



Altered houses in Station Road

Reinstatement of architectural detail

Some buildings have been altered, which has changed their architectural form in a way which conflicts with the distinctive character of Pannal. The introduction of standardised twentieth century door patterns and PVCu windows and porches has undermined the character of many historic areas. The use of non-traditional finishes such as staining for joinery is detrimental to the character and appearance of the village and controls or guidance to encourage painted timber and traditional details and materials should be introduced. Non-sympathetic alterations should be resisted.

Grant schemes

From time to time the Borough Council operates grant schemes to help maintain and enhance the character and appearance of the Conservation Area.

Erosion of quality & loss of architectural detail

The character and appearance of buildings in the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows and front doors can have a considerable negative impact

on the appearance on the appearance of a historic building and the area. Insensitive repointing, painting or inappropriate render will harm the long-term durability of stonework and brickwork.

In all cases, the Borough Council will expect original historic features and detailing to be retained, preserved and refurbished in the appropriate manner, and only replaced where it can be demonstrated that it is beyond repair.

Roof alterations & extensions

Rooflines and chimney stacks are important elements on the older buildings in the Conservation Area. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate roof windows can all harm the character of the historic roofscape and will not be acceptable.

Gardens & front boundary treatments

Front and rear gardens make an important contribution to the streetscape and character of the area. The Borough Council will resist the loss of soft landscaping and original boundary walls. For example, the construction of new openings and the consequent breaking up of the walls flanking Main Street, Spring Lane and Church Lane would be detrimental to the character and appearance of the Conservation Area.

Telecommunications equipment, satellite & cable dishes

External equipment, including cable runs can harm the appearance of historic buildings. The Borough Council can provide guidance on the installation of telecommunication equipment including satellite dishes.

Where overhead wires are intrusive, the opportunity should be taken to place them underground.

Floorscape

It is unlikely that, in past times, street surfaces in Pannal were formalised with setts, paving or cobbles and it is considered that tarmac is a natural succession to the rammed earth and stone that would have preceded it.

There is little evidence in the Conservation Area of original paved surfaces, although some worn stone steps survive at the start of the footpath at the top of Spring Lane.

Important trees

The existing mature trees along the Crimple Valley, and the areas of woodland which encircle the fringes of the village add to its charm and character. In accordance with the Council's Landscape Design Guide, the existing pattern of trees and woods should be retained through managed planting and maintenance. Guidance should seek towards tree planting and management methods that improve wildlife habitats.



The wooded Crimple Valley from Pannal Bridge.

Outdoor advertisements & street furniture

Pannal is largely free of the clutter of signs and street furniture that disfigure other areas. However, the design and siting of street furniture in the village needs careful consideration to maintain the character and appearance of the Conservation Area. Highway signs and lighting columns need careful siting to minimise their impact. The Gas cabinet and compound on Main Street needs more effective screening.

New development

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the extension of existing buildings) might have on the distinctive form and character of the Conservation Area.

The Conservation Area Appraisal provides guidance on the locally distinctive building features and details which reinforce the particular "sense of place" which characterises Pannal. This will assist in the formulation of proposals for small scale extensions and development.



New development, 1960s style.



Twenty first century new development.

New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design. New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it represents. New development should respect and not impact on the existing spaces between buildings .

A further consideration for new building is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with , or complementary to, its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area.

Subject to the above criteria , new development should aim to achieve a creative design solution, whether contemporary or traditional in style.

Neutral buildings & spaces

Neutral elements or buildings may have no special historic or architectural quality in their own right, but nonetheless provide a setting for listed buildings and unlisted buildings of special character or interest. It could be argued that the suburban fringes of the Pannal Conservation Area provide such a neutral element, but this back-cloth is important and needs careful management as a setting for the special elements of the Conservation Area.

Checklist to manage change

In managing change in the Conservation Area, regard should be paid to the following:

- Development should not impinge on the form and character of Pannal;
- Buildings should be constructed of materials which match or complement local traditional materials;
- Design should reflect the distinctive local architectural style both in terms of overall form and detailed design as appropriate to the context;
- New development should not adversely impact on the historic skyline, respecting features such as the Church tower;
- The repair and reuse of older buildings should be encouraged rather than redevelopment;
- Important gaps between buildings should be maintained to retain the character of Main Street in particular;
- Positive management of the ageing stock of mature trees should be undertaken, especially along the beck sides;
- Boundary walls, which are such a characteristic feature of Pannal, should be repaired and retained;
- Active management of the Ringway footpath to Burn Bridge and the associated mill race, weir, sluices and footbridges should be undertaken;
- The clutter of signage and street furniture should be reduced.

Appendix B

Public Consultation

The Borough Council's Statement of Community Involvement (SCI) sets out the requirements for public consultation. To meet these requirements, and to inform a review of the Conservation Area, a public consultation event was held on Tuesday 20 May 2008. This consultation took the form of a public meeting including a walkabout and a workshop session. Prior to the event residents were notified via a leaflet.

The format of the workshop included a short presentation on why the Conservation Area is being reviewed, the purpose of the Appraisal and management plans and a brief resumé on the changes that have happened since the original designation.

The main activity was a walkabout which involved dividing into groups walking around part of the Conservation Area. The groups were encouraged to make notes and take photographs to identify what makes Pannal special to them. On return to the Pannal Memorial Institute the workshop session enabled the groups to share the information gathered on the walkabout by annotating large maps of the town with text, symbols and photographs. The maps then facilitated a feedback session, mainly focusing on identifying potential areas within the Conservation Area in need of enhancement.

The outcome of the consultation event and the information gathered directly contributed to producing this Appraisal. Key issues raised at the event included:

- the preservation of Important views;
- identifying buildings of local interest;
- suggestions for changes to the extent of the Conservation Area;
- the retention of important boundary walls;
- the retention and management of trees.

Every effort has been made to take into account and give due consideration to the views of the local residents (and to represent those views in this Appraisal document).

Local involvement is an essential aspect of the consultation process and local residents are encouraged to comment on the draft documents. When all comments have been received, any appropriate revisions will be made before the Conservation Area Appraisal is adopted by the Council and published on the Council's website. This Appendix will be updated after the full public consultation has been completed.

Appendix C

Further reading

Department of the Environment (1975) *List of Buildings of Special Architectural or Historic Interest, Harrogate Area.*

Grainge, William (1988 facsimile of 1871 edition) *Harrogate and the Forest of Knaresborough*

North Yorkshire County Council Record Office (NYCRO) : *Map of Enclosure of the Forest of Knaresborough, 1778.* NYCRO MIC 604

Pevsner, Nikolaus (1967) *Buildings of England :Yorkshire: West Riding*

Smith, Mrs Anne (no date) *Walks around Pannal* (leaflet)