



East Keswick Character Assessment

Appendix 2 of the East Keswick
pre-submission consultation draft

Version 9 ■ 28th May 2019

1. Introduction

East Keswick is a small settlement in the hinterland of Leeds and the wider West Yorkshire conurbation. It incorporates some very valuable qualities which need, in the public interest, to be protected and enhanced.

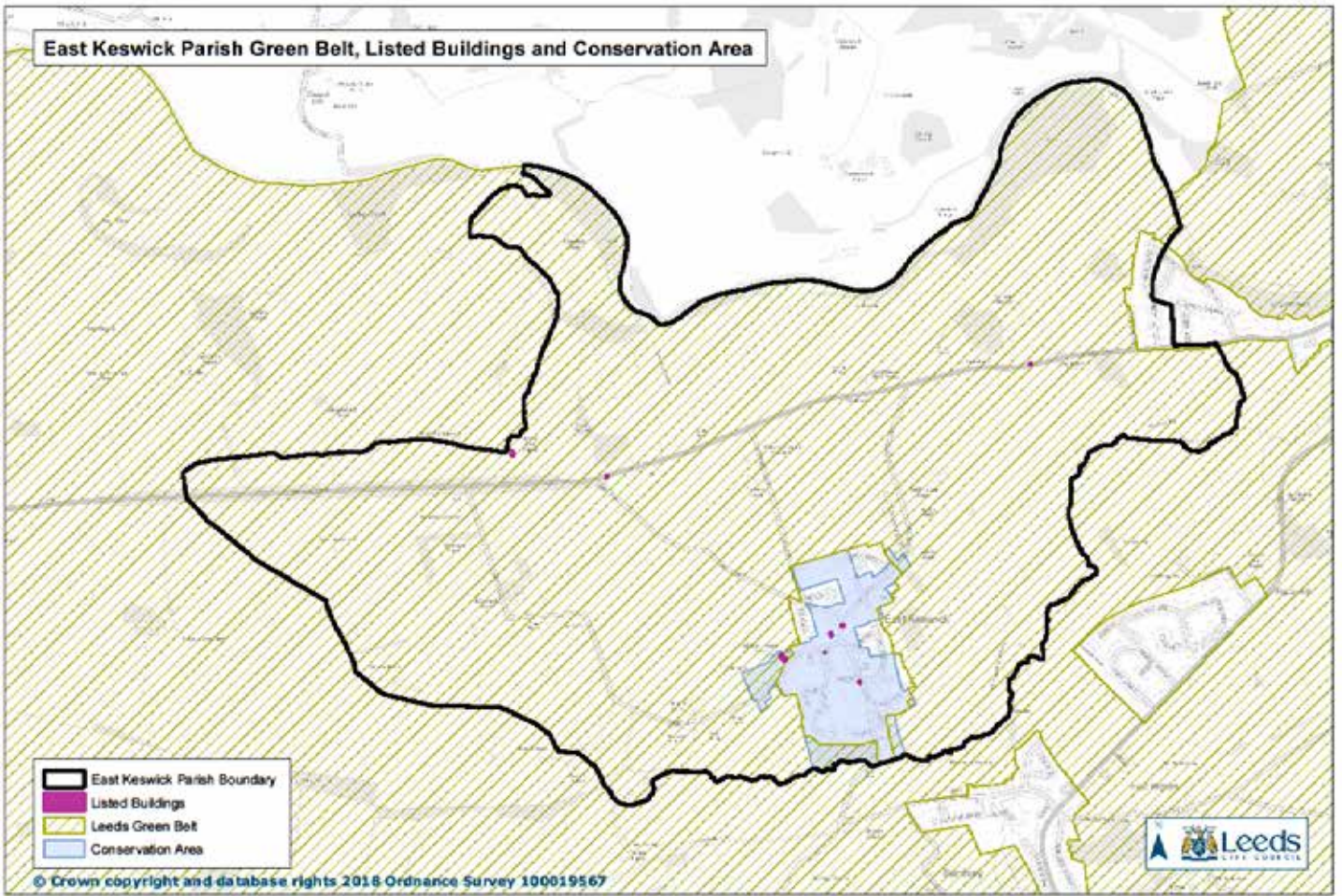
This Character Assessment relates to the village and its surrounding countryside up to the parish boundaries. It represents the views of the community of East Keswick and is intended to guide the design of new development proposals and inform decisions taken in relation to development in and around the village.

Historic England's 'Local Heritage Listing' was used to identify buildings which are local heritage assets, both inside and outside the Conservation area.

Relevant designations

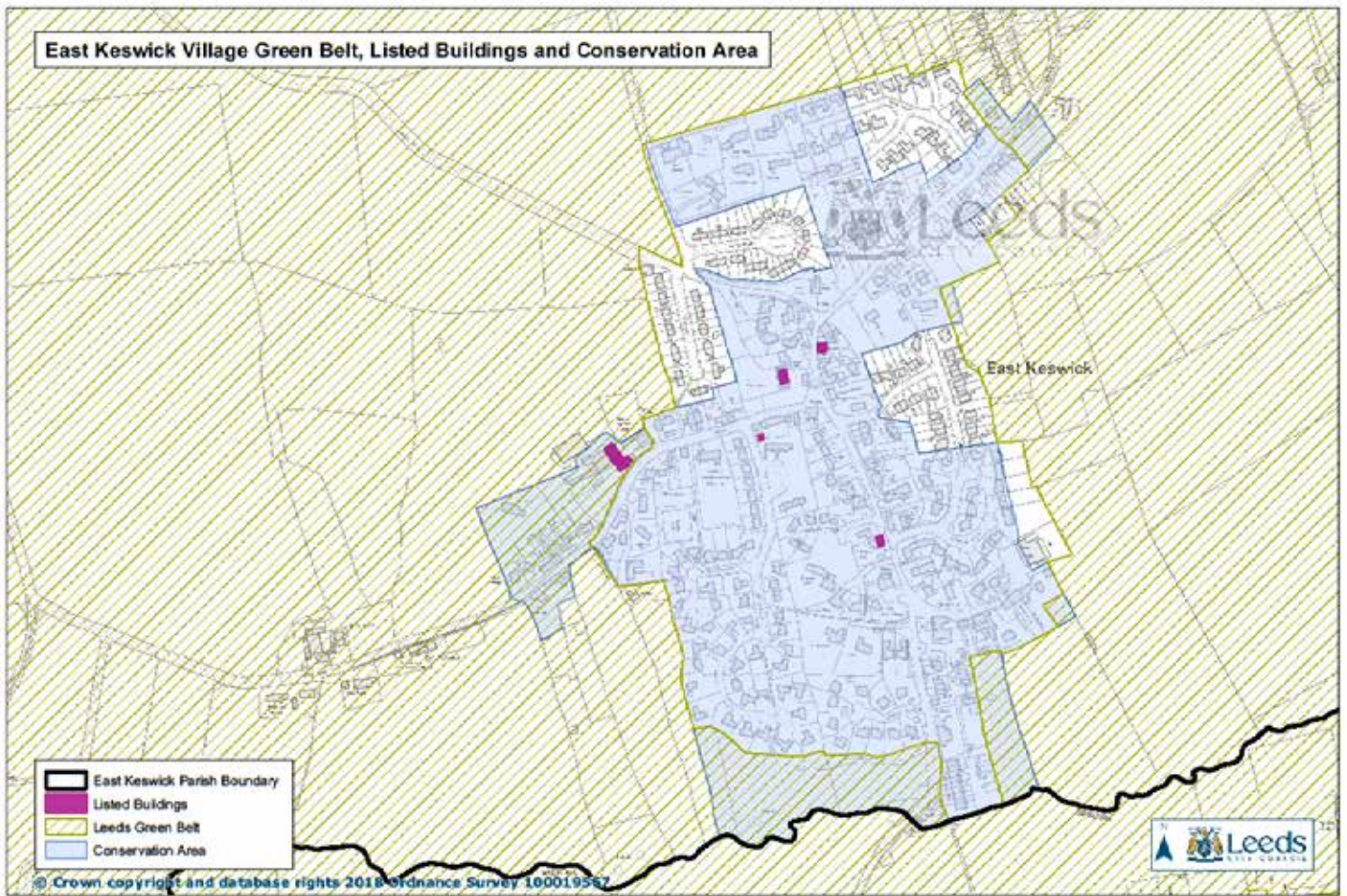
The village and the parish of East Keswick contain certain key features which enjoy particular protection under the existing statutory and planning policy framework. This includes the following:

- a large part of the village is designated as a Conservation Area (see map CA2);
- there are seven listed buildings and two milestones within the Parish of East Keswick which are the subject of special statutory protections and controls (see map CA1);
- the Green Belt boundary is tightly drawn around the built up area of East Keswick village and also the built up area adjacent to Collingham village (see maps CA2 and CA3). There are very strong national and local policies against inappropriate development in areas designated as Green Belt;
- the countryside surrounding the village is designated as a Special Landscape Area, the visual character and amenity of which is specially protected in local policy;
- the Parish of East Keswick includes one Site of Special Scientific Interest (SSSI) (Keswick Fitts) and two Sites of Ecological and Geological Interest (SEGI) (Ox Close Wood and parts of the River Wharfe upstream and downstream)
- Keswick Marsh and Frank Shires Pasture are designated as Local Wildlife Sites.
- Ox Close Wood, Keswick Marsh, Frank Shires Pasture and Quarry and the Ellikers and Greenfields are managed by the East Keswick Wildlife Trust as nature reserves;
- there is a network of existing public footpaths and other rights of way in and around the village which form an attraction to visitors as well as local residents and there are opportunities for significant enhancements to that network.



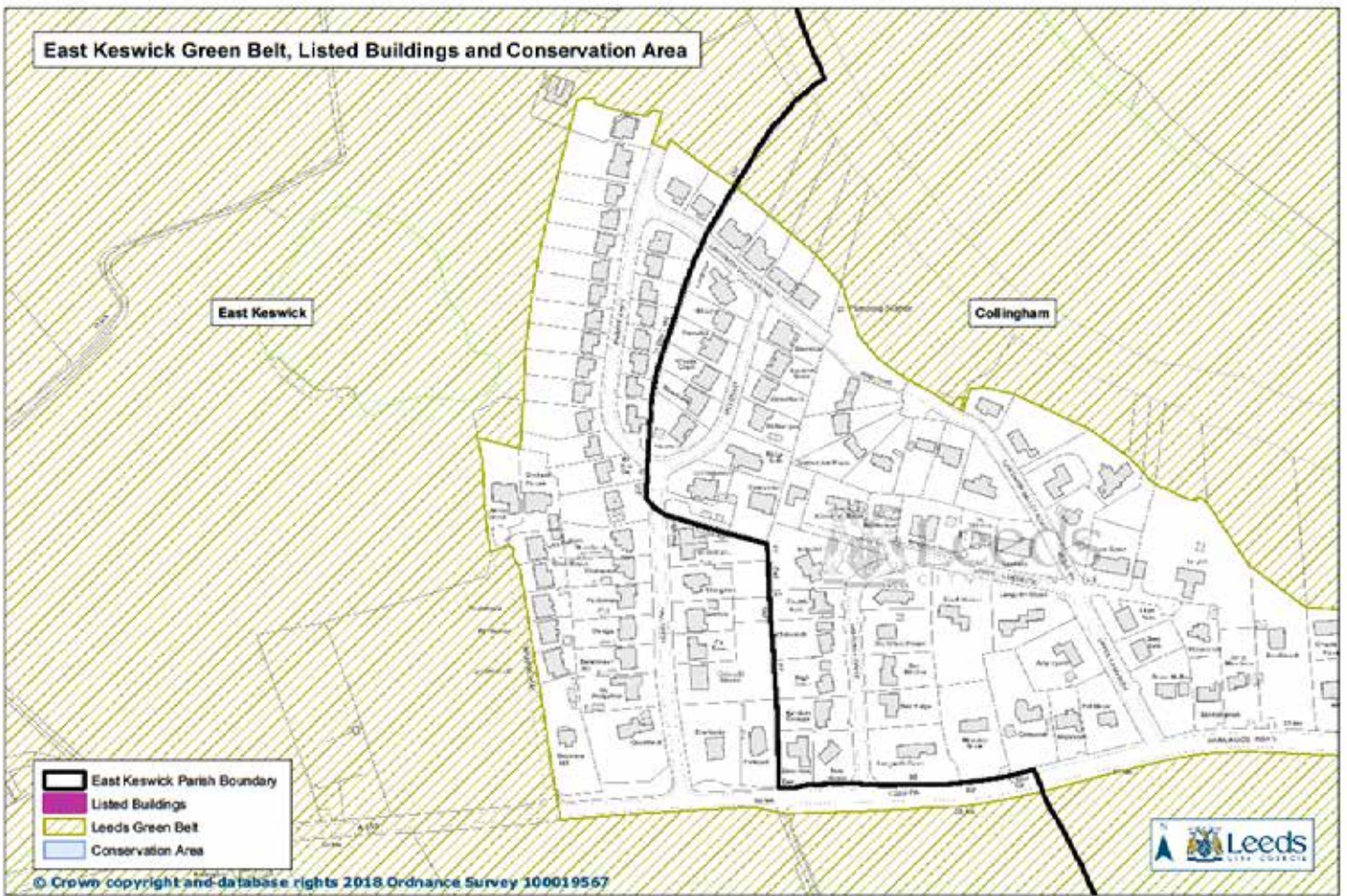
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Map CA1 East Keswick Parish Green Belt, Listed Buildings and Conservation Area



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Map CA2 East Keswick Village Green Belt, Listed Buildings and Conservation Area



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Map CA3 East Keswick Green Belt, Listed Buildings and Conservation Area

East Keswick Conservation Area



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2. Village history and evolution

Characteristics of the contemporary village of East Keswick can be traced back to a medieval settlement situated between the River Wharfe and Keswick Beck.

The underlying geology of sandstones and magnesian limestone with deposits of sand, gravel and clay supported land for arable and grazing. The wooded areas by the river and numerous springs were also valuable resources for the agricultural community which first settled near what is now known as Moor Lane.

In the Middle Ages few residents owned the land they managed, the majority of which belonged to non-resident landlords. The larger dwellings of the yeomen and the leading citizens were farms, not country houses. When, in the 18th century, the Harewood Estate began acquiring the majority of freeholds, tenants were subject to a dominant landlord from a neighbouring village. The 1801 Enclosure Award for East Keswick replaced the remaining medieval open fields and common pastures with rectangular fields enclosed by hawthorn hedges. Farmhouses were built for the outlying farms and the village centre expanded out from Moor Lane, Main Street, School Lane and then Whitegate.

Not everyone in the village was employed in agriculture and the range of occupations increased during the 19th century. In the 1870s there were three public houses, girls' and boys' boarding schools, a national school, a Methodist chapel and an Anglican church. The latter was built in 1856 with stone from a local quarry. Improved transport, including a railway line with a station at nearby Bardsey Bank Top, meant a wider variety of building materials became available. At the turn of the century many thatched and flagstoned roofs

were replaced by slate, and more drastic changes of style were to follow. The Edwardian terrace at the bottom of Main Street was advertised as conveniently near Bardsey Station for commuting to Leeds. Market gardens sent produce to the growing populations of Leeds.

A number of stone cottages were demolished between the wars and the local authority bought land for housing. With the Harewood Estate Sale of 1950/51, many tenants were able to buy their market gardens and farms. Some of this land near the centre of the village was subsequently sold for housing, while a significant proportion of the outlying land continued in agricultural use. Changing farming methods resulted in a trend towards amalgamating holdings and the loss of some boundary hedges. Later, market gardens closed and most of the traditional farmhouses became private residences.

In 1974 the new Leeds City Council designated much of the village as a Conservation Area. In his report to the Planning and Development Committee (referred to later as “the 1974 committee report”), the Director of Planning described East Keswick as a “...fine example of an old farming village, consisting of tightly developed, pleasant, small stone properties, and includes two churches, a Church of England school and two public houses.” In view of the evident pressure for development in the village, he advised “any further development clearly needs to be carefully integrated with the old village and this can be more closely controlled within a designated conservation area.”

By the end of the 20th century there was no longer a school but still a working farm in Moor Lane. The number of residential properties had increased fourfold in a hundred years. Some older buildings had had at least one change of use. Part of the former boy’s boarding school had become the primary school. The original Wesleyan Chapel, also in School Lane, had become a warehouse. The former school in Moor Lane had been used as the Village Institute. Like several old shops these village institutions now live on as private residences.

The public footpath between Moor Lane and Main Street follows a historic route and links a newer housing development to the site of the medieval settlement. Other footpaths are historic routes out of the village towards Bardsey and Harewood. The tracks leading towards the river were used over hundreds of years to access the workplace of agricultural workers. These paths and tracks are now vantage points from which the village can be appreciated. Much of what we see today derives from the history of the last 150 years, but the true character relies on the evolution of a nucleated settlement in a distinctive rural setting over 1,000 years. This has taken place within the civil parish boundaries of 21stC East Keswick, which are almost identical to those of the agricultural estate of ‘Chesinc’ described in the Domesday Book of 1086.

3. Character of the Parish

Village: East Keswick

Built up area: This relates to the village of East Keswick and the edge of the village of Collingham which has extended into the parish of East Keswick

Parish: East Keswick, part of Collingham and the area encompassed within the whole parish boundary

Neighbourhood Area: East Keswick Parish is the geographical area designated by Leeds City Council for the purposes of this Neighbourhood Plan

Community: residents, business owners and farmers and anyone working within the parish boundary

Conservation Area: Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance

Resident: someone living within the parish boundary

Settlement: a previously uninhabited area where people have formed a community

Biodiversity: the existence of a wide variety of plant and animal species in their natural environment

a. Topography

Local topography means that various parts of the built up area are highly visible from the surrounding landscape. The Main Street is overlooked by hills to the south and east which also form a natural barrier between the village and neighbouring Bardsey. The open nature of the landscape also means that views down onto the village are also evident from Lumby Lane and Wike Ridge. Wharfe Rein and Hillcrest in Collingham are highly visible looking from the north from Woodhall.



b. Layout

The character of the village is strongly influenced by the pattern of the road network. Most of the buildings and features of architectural or historical interest or special character are concentrated in Main Street, Whitegate, Moor Lane and School Lane. The central junction is known locally as “City Square” and represents the historic core of the village. Moor Lane extends westward from Main Street and was the main link to the various lanes and footpaths which lead towards Harewood. School Lane extends for a short distance to the east of Main Street and now includes the Village Hall, which was built in 1985.

c. Roads, routes and movement

The village has two key gateways – from the north from the Harewood Road, entering the village along Crabtree Lane and becoming Whitegate/Main Street; and from the south from neighbouring Bardsey. Moor Lane, Lumby Lane and Cleavesty Lane are alternative routes to the centre of the village from Harewood Avenue and Harewood Road respectively.

Harewood Avenue which links Harewood with Collingham has a fine tree lined aspect with wide wooded verges on either side and, in part, lies within the parish.

Within the village roads are for the most part provided with footpaths, although sometimes narrow in the historic core.

There is inadequate provision for cars which has led to roadside parking, particularly through the main arterial routes through the village due to the historical development of the Conservation Area in the pre- car era. Whilst this has been an issue for many years, parked vehicles do also provide an informal element of traffic calming.

d. Buildings and architecture

One of the more important features of the village is that it has so far managed to incorporate a wide diversity of architectural styles without harm to its overall integrity or attractiveness. Examination of the different styles of building within the village reveals that some developments in the village integrate more successfully than others.

The 1974 committee report characterised East Keswick as “a fine old farming village” and highlighted the “tightly developed, pleasant, small stone properties.” This is an apt description for many of the residential properties in the Conservation Area at the historic core of the village but by no means all of them. The description evokes the close texture of the older development along much of Main Street, Moor Lane and School Lane. There are also larger properties in more spacious plots, including the older farm properties, churches and public houses around which the village originally revolved when it was a more self-sufficient community.

Most of the houses built prior to 1890, including the older public buildings mentioned above, are constructed from locally quarried sandstone including 'Spofforth Red', with predominantly stone or blue slate roofs. There are one or two notable exceptions which have pantile roofs (eg. "One-up One-down Cottage" and Jessamine Cottage).

The newer, and generally larger, houses in the parish which were built in the last decade of the 19th century and in the 20th Century, are more "suburban" in style. They were built after improved transport links to surrounding towns and cities allowed people to live in the parish and commute to work in the urban areas.

Though the village contains many buildings of varying design, construction and appearance, the overall impression of the village is gained from the older houses built of stone and these may be said to determine the essential character of the village.

Listed below is a description of the architectural details which characterise many of the buildings which are either listed or are considered by the local community to make a particularly important contribution to the character and appearance of the village. Most of them are also within the Conservation area. All of them require protection from unsympathetic development or redevelopment in order to safeguard the special character of the village:

- small-scale typically two-storey rural vernacular buildings with simple detailing;
- tight-knit texture of the building frontages close to the edge of the road and variety in the orientation of the buildings to the road;
- sandstone walls laid to course with many examples of diminishing courses;
- punch-faced course stone walls with bagged-off pointing or flat pointing on the older houses This is a detail that has been omitted in more modern developments and creates a less satisfactory relationship with the older styles in the village;
- slate, stone or pantile roofs;
- varied roof lines which produce a perception of smaller scale and a more rural "village" style (i.e. dwellings composed of several "boxes" each with a separate roof);
- capped gable parapets featuring 'kneelers' constructed at eaves level;
- eaves that are low (i.e. first floor window lintels are usually just below the eaves);
- gable ends incorporating a chimney breast built into the thickness of the gable wall;
- door and window openings in walls are small and have plain stone lintels;

- vertical sliding sashes with ovolo moulded beads and horns;
- windows, with the exception of bays, that are small, of painted timber with small to medium sized panes of glass, stone sills, mullions, lintels and jambs with some openings formed with segmented heads known locally as “Harewood Fans” and derived from the Harewood Estate;
- doors typically with porches in scale and style to suit development;
- some prominent boundaries are marked by high stone walls (some with impressive gate piers) or mature trees and high deciduous hedges which make a significant contribution to the character and appearance of the conservation area. The copings on walls are often either flat capped or curved. Some coursed stone walls also enclose small courtyard developments and “hidden” gardens;
- enclosed cottage and other domestic gardens;

Whilst the less successful developments of the twentieth century are visible at a distance, particularly from the southern approach, they have limited impact on the character of the village because they are largely tucked away behind the main streets of the village.

Many of these developments across the parish have been designed in a uniform manner with little regard to the use of appropriate vernacular materials or styles. If these properties are redeveloped, care should be taken to ensure that the new buildings are in sympathy with the overall character of the village.

More recent developments have stone walls and slate roofs, but lack variety in the colour of stone and display a uniformity of design which does not reflect the rural character of the earlier village buildings. Such modern developments often incorporate suburban “executive” housing styles, which are out of character with the village.

On occasion in recent years, the demolition of existing buildings and structures has taken place. Clear rationale should be provided, which demonstrates that the benefits associated with the removal of the building or structure outweigh any harm to the Conservation Area.

There are examples of high quality modern development which are regarded as being in sympathy with the aims and purposes of the Conservation Area and which serve as an example of the standard which should be attained. Argyle Mews (off The Close) is a fine example of small-scale housing, allowing younger people/downsizers to settle or stay in the parish rather than being forced to leave.

e. Green Spaces

The designated green spaces within the parish are the land on Church Drive at the turning circle, Keswick Marsh, War Memorial plots on Crabtree Lane and Whitegate, Frank Shires' Pasture and Quarry, The Ellikers Nature Reserve and Greenfields, Carr Green and the green space within the curtilage and to the rear of East Keswick Village Hall. It is important that these are also protected from the impact of any future development.

f. Trees and planting

Throughout the village and on its approaches (including the approach along Harewood Avenue) the mature trees and hedges make an important contribution to the special character of the village. Some of the trees also enhance the Special Landscape Area which surrounds the village. Many are specifically protected by Tree Preservation Orders (TPOs).

Within the Conservation Area there are additional statutory controls on the treatment of all trees above a certain size. East Keswick Wildlife Trust surveyed the TPOs in 2016 and found, despite this protection, over the last four decades 40 out of the 86 mature trees protected under the TPO have been lost. Of the 31 groups and areas of TPO trees, approximately half have been lost and this emphasises the importance of ensuring that trees are adequately protected and that careful consideration is given to the need for replacement planting and the inclusion of locally appropriate tree planting in landscaping schemes with native trees where possible.

Trees in particular are extremely important to the character of the built up area.

Development should seek to retain existing trees that positively contribute to the character of the area. New planting should be provided to enhance the existing landscape character of the area with preferably local native trees.

There is a need to provide protection for

- a veteran oak on Moor Lane in the hedgerow opposite and at a right angle to Hall Farm;
- the line of commemorative Lime Trees between the War Memorials on Whitegate and Crabtree lane. See h. Landscape Character;
- some garden trees not itemised on the 1974 TPO map are now sizeable trees. Although protected as being within the conservation area, these are noteworthy for TPO protection..

g. Boundary treatments and streetscape

The stone walls enclosing the main streets through the village reflect its agricultural past and merit protection. Further erosion of these features should be resisted and included in future streetscape design.

To blend in with the layout of existing property boundaries, new development should have gardens that are of an appropriate size to serve the dwelling they relate to.

Verges, hedges and trees enhance the existing character of East Keswick as well as providing permeable surfaces to help with flood prevention and water quality. Future landscaping schemes within new development should replicate the existing mix of verges, walls and hedges to blend in with the existing characteristic streetscape.

Gates are mainly farm style (5 bar) or close-boarded, which again reflect the agricultural origins of the village. High wrought iron gates are inappropriate to the village because they are essentially modern suburban features.

In Main Street from Wayside Cottage to the Old Forge there are very distinctive white railings which border the pavement where it is at a higher level than the road.



h. Landscape character

The Leeds Landscape Assessment, prepared by the Council and the Countryside Commission, contains a detailed analysis of the landscape features in this area and identifies as one of its distinctive characteristics “the high density of picturesque village settlements such as ...Bardsey, East Keswick and East Rigton which nestle in the valleys and on the slopes ” The parish includes the following four distinct landscape types identified. These are:

- the river floodplain;
- East Harewood pastoral escarpment;
- the pastoral plateau farmland; and
- the small scale farmed ridges.

This analysis helps us to understand the visual and ecological diversity and richness in the landscape around the village and underlines the need to take these qualities into account in any development decisions that may affect the area so as to protect them from harm.

Any new developments should respect the rural nature of the community and its setting by actively encouraging the incorporation of soft landscaping relevant to the local environment. The Wharfe Valley lies approximately 400 metres to the north of the settlement and provides exceptionally attractive views which are visible from many public vantage points. This valley is of more than local value as it provides some of the best landscape in the whole district and its preservation is of great importance.

The Leeds Landscape Assessment suggests that the overall management strategy for this pastoral escarpment area should be one of conservation of the important and characteristic features of the wooded and pastoral slope. This should be combined with restoration of the traditional farmland features such as hedgerows where these are in decline. There are also opportunities for enhancing the wooded copses and coverts through small scale planting with the cooperation of local landowners.

East Keswick lies on the northern and western slopes of Keswick Beck which flows as an open watercourse between East Keswick and Bardsey. The Eastern flanks of the village can be seen climbing this slope to the horizon from many viewpoints on the main A58 (Leeds to Wetherby) road and from Bardsey, East Rigton and parts of Collingham. The visual impact of recommendations on all key important views and vistas should be considered and adverse impacts on these views minimised.

The parish has other key landscape features, including important woodland and scrub areas, outlying buildings of traditional rural style and materials, as well as footpaths and important viewpoints within and outside the village from which the village and its setting can be enjoyed. Any development that adversely affects these features would be likely to cause harm to the overall character and appearance of this landscape.

The village is a popular staging post for cyclists and walkers. The Ebor Way passes along the northern section of the parish and the West Yorkshire Cycle Route passes through the centre of the village. Anglers who visit the Wharfe Valley for a day's fishing also use the car park at the end of Crabtree Lane.

East Keswick is one of several villages and hamlets which are clustered in this north-eastern part of the district which also include Bardsey, Rigton Hill, East Rigton and Collingham. The open gaps of countryside between them have already been eroded in recent decades so that the degree of separation has been reduced at certain points to a minimal level. This is particularly important on the eastern and south-eastern side of East Keswick where the slope of the hillside on which this part of the village is built reduces the visual separation of East Keswick from Bardsey, Rigton Hill and East Rigton.

The village is visible over a wide area, both within the UDP area (i.e. Leeds Metropolitan District) and beyond, including many attractive viewpoints in North Yorkshire. There are prominent views of the built up area from the Leeds Country Way on Wike Ridge (to the South of East Keswick); from Rigton Hill and Compton Lane (to the East); from rural roads and footpaths around the Wood Hall and Paddock House Farm estates (in North Yorkshire) to the North; and from parts of the Harewood Estate (to the West).

The visual quality and character of East Keswick is inextricably linked to the countryside which surrounds it and which forms the majority of the parish. Although there is no longer a close economic interdependence between the built up area and the surrounding countryside, the parish still enjoys very close links with its rural hinterland. For example:-

- the parish is an important and positive visual feature within the Special Landscape Area;
- the countryside is an important visual influence in the parish, contributing greatly to its special character as an attractive place to live and visit;
- residents and many visitors enjoy the amenities (including the public houses, the butchers shop and the car park, as well as the footpaths and general visual quality) which the village has to offer, as part of recreational visits;

- the main routes to and from the village still pass through the surrounding countryside;
- the north east approach road (Crabtree Lane) has a line of lime trees (unusual in the area), each bearing a name to commemorate villagers who died in service during the First World War. These lie outside the conservation area and are noteworthy for added protection, see section 3. f. Trees and Planting.
- the village is an important point of convergence for several attractive rights of way which radiate through the surrounding countryside;
- the East Keswick Wildlife Trust (a registered charity) is funded by Countryside Stewardship, local membership and grants which include those from the Parish Council. It was formed to conserve and manage wildlife habitats for ecological and public benefit, including Ox Close Wood, Keswick Marsh, Frank Shires Pasture and Quarry and The Ellikers and Greenfields nature reserves.



4. Important buildings within the parish

LISTED BUILDINGS

1. Moorend Farmhouse – Harewood Avenue – Grade II
2. Milestone –Harewood Road 50m east of junction with Lumby Lane – mid 19th century – Grade II
3. Wayside Cottage and Stocks Hill Cottage (now known as Wayside Cottage), Main Street – mid to late 18th Century with 20th Century Alterations - Grade II
4. Manor House Farmhouse Moor Lane – c1800 – Grade II
5. Barn 1.5 m to north –west of rear of Manor House Farmhouse – c1800 – Grade II
6. One-up, one-down Cottage, Moor Lane - at junction with Church Drive – early to mid-18th Century – Grade II
7. The Old Parsonage, Main Street – early to mid-18th century with mid-late 19th century extension when it became a parsonage. Grade II.
8. The Old Star, Main Street – farmhouse altered to public house – early to mid-19th century (known to have been a public house in 1822). Grade II
9. Milestone – Harewood Road approximately 60 m east of junction with the lane to Moor Farm. Grade II.

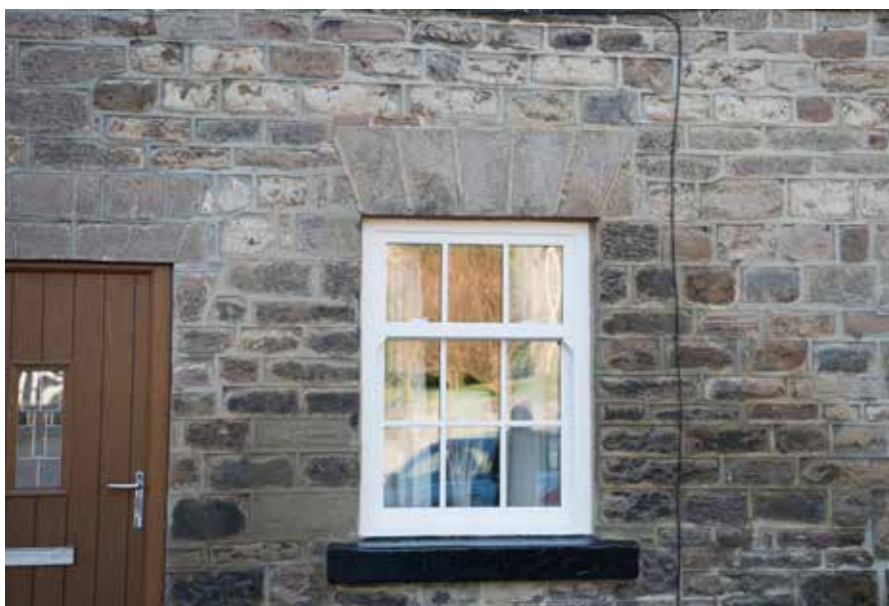


OTHER BUILDINGS AND FEATURES OF IMPORTANCE IN THE VILLAGE

NB: Even if a building is not listed but is within the Conservation Area, any alterations should preserve or enhance the Conservation Area and there should be a presumption that it should not be demolished.

Although none of the following have been “Listed” the following features all make a positive contribution to the character of East Keswick and are thus important in the street scene. Therefore, their value should be taken into consideration as part of any development proposal.

NB: Even if a building is not listed but is within the Conservation Area, any alterations should preserve or enhance the Conservation Area and there should be a presumption that it should not be demolished.



MOOR LANE

1. North View including boundary walls, wooden gates, outhouses and the open spaces created by the garden and the yard
2. Nos 1 and 3 Cottages
3. No 4 Moor Lane
4. Plum Tree Cottage, garden space and boundary wall
5. Church of St Mary Magdalene (1856), its church yard, boundary walls and the lych gate
6. The stone boundary walls of Imladris
7. Church View Cottage and Valley Nursery Cottage
9. Sunny Bank and its garden wall (c1750)
10. Pasture House, the walled garden, barns and stables, yard and its wall including a stone drinking trough. A barn at Pasture House contains some reused medieval timber
11. Open space between Pasture House and Ivy Grange Barn with native hedgerow
12. Ivy Grange Barn, Ivy Grange House and its walled garden
13. Open space created by fields between Ivy Grange and Moat House with native hedgerow and wide verge to the road
14. Moat House and the Moat House Barn, the boundary walls and grass verges. (Part of the fabric of Moat House is believed to date from the 1600s)
15. Open space created by gardens between Moat House and Moat Field House and wide verge to the road
16. Open space created by fields between Moat Field House and Reighton House
17. Vicarage Farm including the stone boundary walls and the two-storey stone barn with stone roof
18. Moor Cottages (formerly Wrights Cottages) including the old stone gate posts
19. Moorside Farm including the stone boundary wall and stone gate posts

20. Old Hall Farm, barn and outhouse (used as garage) garden walls and Old Hall Farm Cottage (These were built c1700 from stone from the demolished Manor House in Moor Lane)
21. The veteran oak tree in the hedgerow opposite Hall Farm
22. Open space created by fields between April Cottage and Old Hall Farm Cottage with native hedgerow
23. Row of three cottages (originally four) called Craine, Wilkinson's and Hope Cottages. (These are known to be pre 1750 but the window structure of the lower left window in a photograph of Craine Cottage in East Keswick Remembered, suggests that they could date back to the 17th century)
24. Manor House Farm outbuildings (partially listed) and the boundary stone wall around Manor House Farm. This gives very distinctive character to the street scene
25. West End House
26. Darwent House
27. All the garden spaces, verge and boundary stone walls from Manor House Farm up to and including the walls of the Parsonage. Also, the stone walls on the opposite sides of the road (2 Church Drive)
28. Rose Cottage and Heather Cottage



CRABTREE LANE

29. War Memorial

30. Line of memorial lime trees along wide verge

31. Allotment spaces of Allerton Drive fronting onto Crabtree Lane



WHITEGATE

32. War memorial with stone boundary posts
33. Moorlands and its gardens and boundary walls. (This is a fine example of an improved late 1800s stone built merchant's house set in fine walled gardens)
34. Block of buildings from Hillcrest including the outhouse/garage up to and including Greenfields and including the iron railings of Heathfield Cottage. (Viz: Hillcrest, Burdette Cottage, Well Cottage, Windy Ridge, Kinoull, Weemala, Kelsey Cottage, Heathfield and Greenfields)
35. The Coach House and Ashfield including the boundary wall
36. Open space created by gardens and fields to the rear of Ashfield and The Ellikers to the rear of the paddock
37. Hillside including the iron railings, gateposts and stone wall (this was originally a Primitive Methodist Chapel). Mount Pleasant including the outhouse at the north end. East Ings (this was originally two cottages and Wesleyan meetings were held there from 1795)
38. 12ft high stone wall with buttresses forming garden wall from Greenfields to Beechwood House
39. Southlands boundary wall
40. Bank View and Whitegates (the only red brick Edwardian semi-detached houses in the village with notable brickwork, mouldings over the front doors and stained glass) and their front boundary walls
41. Greystones including the boundary wall
42. Elmbank including stone boundary wall and iron railings and Linden House and stone gate posts and part of a wall at the entrance at the junction with Lumby Lane and retaining boundary wall up to Cleavesty Lane
43. Stone boundary wall from Greystones down to and including Ingle Nook
44. Remaining wall of a demolished building now forming a 15 to 20 feet high boundary wall to Green Row

MAIN STREET

45. Vesper Cottage and stone boundary wall
46. Corner Cottage
47. Orchard Cottage and the open space between Orchard Cottage and Corner Cottage
48. Orchard House
49. Orchard Barn
50. The Old Parsonage Barn (adjacent to the Old Parsonage which is a listed building)
51. Nos 1, 2 & 3 Ingle Nook, outbuildings and their stone boundary walls
52. Raised path (including sections of stone blocks) and white wooden railings
53. Boundary stone walls and stone gate posts of properties from the corner of Lumby Lane along the west side of Main Street to the junction with Moor Lane including the Old Parsonage boundary walls
54. Wrays Cottage (c 1805) and the village clock
55. The Old Forge (c 1796)
56. Red telephone kiosk (now a village library) and red pillar box
57. Sign post
58. Ryder Cottage (c 1650)
59. Grass verge from The Close to Elmwood
60. Elmwood and Briar Dene including the boundary walls (stone semis built in the late 1800s. The only examples of this type in the village)
61. Winton House including the boundary walls. (Very fine Victorian doorway with imitation Grecian pillars at each side)
62. The Methodist church including the boundary walls (formerly the Laurence Memorial Chapel)
63. Built in 1891
64. Low Cottage including boundary walls with grass verge to front
65. Jessamine Cottage including the white wooden railings, stone wall round the garden and the flagstone entrance (c1696)
66. Boundary wall between Meadow Croft and The Star Public House with a grass verge to the front

67. Clitheroe Cottage and South View Cottage including the stone boundary walls. (This was originally a Quaker Burial Ground)
68. Darley Cottage (c1750 greatly extended during 1990s) including the stone boundary walls with red post box inset
69. Open space beside Butchers Shop (belonging to South View Cottage)
70. The garden of Old Barn Cottage providing valuable open space and greenery in the street scene
71. Laurel Bank including the open space in front of the shops, stone boundary walls and stone block frontage and Flat No 2 with its very fine doorway
72. Stone block driveway to the Orchards and frontage to the Lodge
73. The Duke of Wellington Public House
74. Brooklands (a terrace of late 1800s/early 1900s red brick houses with mock Tudor gables and high chimney stacks)
75. Brookside Cottage (unique stepped north gable and white colouring of walls is a distinctive feature on entering the village, complementary to the white rendering of Brooklands, The Orchards and The Lodge)
76. Stone walls and iron balustrades of road bridge over the Keswick Beck and white painted wooden footbridge over the Keswick Beck leading to Blacksmiths Field



SCHOOL LANE

- 77. Trinity Cottage (c1793. Very fine doorway and stained glass windows)
- 78. Laurel Cottage
- 79. Hopewell House and Hopewell Cottage including the well preserved Victorian pump and stone outhouse
- 80. The Old Mill (c1792 originally a Wesleyan Chapel)
- 81. Clitheroe House (Half 1696, half mid-1800s) and its stone garage and boundary walls
- 82. High View
- 83. School House (c1696) and the Old School (mid 1800s). These buildings, which are private residences, were at one time, part of the Laurence family's school and academy and later The Old School became a Church of England Primary School

The above properties 69 to 74 inclusive are situated consecutively on the south side of School Lane to make a most important group of characterful and historic buildings.

CLEAVESTY LANE

84. The Mount and East Mount. (Built in 1850's, The Mount was a ladies academy in the 1860's and 70's and divided into two dwellings in the 1890's.) Fine doorway, stained glass and an elegant rounded hall window with shaped stone surrounds similar to those in the Old School in School Lane

OUTLYING BUILDINGS OFF HAREWOOD AVENUE

85. Limekiln House

86. Field House Farm

87. Wellington Place

88. Blue Cap Cottage

89. The former Travellers Rest Public House (now a children's nursery)

