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1.0 Introduction

The historic environment provides a tangible link with our past and contributes to our sense of national, local and community identity. It also provides the character and distinctiveness that is so important to a positive sense of place. [...] The historic environment is a unique, fragile and non-renewable resource which contributes to the economy, society and daily life. Once lost, it cannot be replaced.

This document provides the first comprehensive appraisal of the Long Preston Conservation Area, although a brief report on the conservation area was written by Michael Lamb as part of An Appraisal of Settlements in the Yorkshire Dales National Park in 1991. 31.7% of the conservation area is outside the Yorkshire Dales National Park and thus the responsibility of Craven District Council.

Although the appraisal tries to cover the main aspects of the designated area, it cannot be completely comprehensive; omission of particular buildings, features or spaces should not be taken to imply that they are of no interest.

Throughout the text, the Yorkshire Dales National Park Authority will be referred to as 'we', or 'the Authority'.

1.1 The Area

Long Preston was given conservation area status on 17 August 1989. It is now one of thirty-seven such designations within the Yorkshire Dales National Park. An area of 458.3 hectares encompasses the village, isolated farmsteads and an extensive area of natural surroundings. The overall character of the place is both informal in terms of the linear yet winding development of the settlement along the main road, and rural due to its often vernacular architecture, several village greens and landscape setting. Long Preston is a busy conservation area and generally in fair condition.

1.2 The Appraisal

Purpose. Every conservation area has a distinctive character which has been shaped over time by its natural and man-made surroundings. This appraisal is an opportunity to re-assess the Long Preston Conservation Area, to evaluate and record its special interest. It will set out how the place has evolved, draw out the key elements of its character and quality as it is now, and define what is positive and negative, and opportunities for beneficial change. However, neither the designation nor appraisal should be seen as an end in itself, but as a step towards the preservation and enhancement of Long Preston’s character and appearance, providing a basis for making sustainable decisions about its future. Conservation areas can be susceptible to incremental and dramatic change due to neglect caused by economic decline, as well as over-investment and pressure for development. Hence the appraisal aims to counteract threats which would alter what made the area attractive and unique in the first place, and to help promote positive change.

The appraisal provides information about the Long Preston Conservation Area for residents, the wider public and other stakeholders. However, it is always advisable to contact the local planning authority before undertaking any work on listed buildings or structures within the vicinity of designated heritage assets.
Scope. This document is divided into two parts: The core of Part I assesses the special interest of the Long Preston Conservation Area, while Part II contains draft management proposals.

The appraisal was mainly created through use of primary sources like historical maps and aerial photographs from the Historic Environment Record as well as secondary sources, most of which are compiled on the Long Preston homepage. Literature and websites which may be of further interest are listed at the back (see 9.1). In addition, site visits to analyse the current physical evidence and condition of the conservation area were undertaken from February to June 2010.

A draft version of this document was available for public consultation from 30 April to 02 August 2010 (see 5.0). The comments received during that period were reviewed by the Authority before proposed changes were put forward to the Members for approval at the Authority’s meeting on 28 September 2010. The Long Preston Conservation Area Appraisal was finally adopted on 28 September 2010.

1.3 Summary

The Long Preston Conservation Area at One Glace:

| Date of designation: | 17 August 1989 | see 1.1 |
| Date of last review: | none | see 1.0 |
| Location: | SD 833 582, North Yorkshire | see 4.1.a |
| Current size: | 458.3 ha: 313.2 ha in YDNP, 145.1 ha in Craven | see 1.1 |
| Current boundary: | see map | see 9.4 |
| Changes to boundary: | proposed at draft stage, but not implemented | see 6.0 |

General character: linear, rural and often vernacular | see 4.1.b |
Special interest: 1. linear yet winding historic settlement | see 4.1.b |
2. network of narrow lanes | see 4.1.b+c |
3. beautiful landscape setting | see 4.1.c, 4.3.b |
4. survival of well documented field boundaries | see 4.2.a |
5. variety of well-related spaces | see 4.3 |
6. interesting mix of different building types | see 4.4.c |
7. predominant use of local sandstone | see 4.4.e |
8. cobbled surfaces in the village centre | see 4.4.e |

General condition: fair | see 4.4.g |
Scheduled monuments: none | see 4.2.b |
Listed buildings: 27: 24 in YDNP, 3 in Craven | see 4.4.c |
Listed buildings at risk: 1 | see 4.4.d |
Negative factors: 1. traffic | see 4.4.g |
2. uPVC products | |
3. C20 housing & building conversions | |
4. surfaces & features in public realm | |
5. building repair issues | |
Potential threats: future development | see 4.4.h |
2.0 Planning Policy Framework

The Authority’s policies for conservation areas, along with other related policies concerning development and the use of land, are set out in the Yorkshire Dales Local Plan 2006; the policies contained within chapter 10 – built heritage and the historic environment – are particularly relevant. This plan is in compliance with the Yorkshire and Humber Plan, the area’s regional spatial strategy until 2026, as well as national legislation, policy and guidance which include Planning Policy Statement 5: Planning for the Historic Environment and PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide. Further policies may be found in Planning Policy Statement 7: Sustainable Development in Rural Areas. All national legislation, policy and guidance are material to individual planning and heritage consent decisions.

Policies specific to listed buildings or conservation areas in the Craven District Local Plan (1999) were not saved as because they either repeated or were superseded by national planning policies.

2.1 What Is a Conservation Area?

Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as:

\[ \text{an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance} \]

**Designation.** It is the duty of the local planning authority to designate such areas ¹, preferably with input from the local community. Yet this should never be undertaken solely in response to local pressure, to provide an additional control to actual or perceived threats to the character of an area or to secure the future of a particular building, but only if an area is of sufficient special interest ². The quality and interest of the overall built historic environment rather than of individual buildings should be the prime consideration. Whilst the immediate setting of the area also needs to be considered carefully and within reason, included in the boundary[, …]conservation area designation is not generally an appropriate means of protecting the wider landscape. […] Managing the historic character of a wider landscape requires an alternative approach, for example, through historic landscape characterisation or landscape character assessment, or with existing National Parks or Areas of Outstanding Natural Beauty ³.

**Review.** It is also the duty of the local planning authority to regularly review our conservation areas and, where appropriate, designate new parts ⁴. Likewise, if the original interest is so eroded by subsequent changes that it is no longer special, boundary revisions or cancellation should be considered.

Long Preston, like most of the conservation areas within the Yorkshire Dales National Park, was designated prior to 1990 when there was no statutory requirement for an in-depth character appraisal. Therefore the existing designation may not be considered as sound by current standards. The opportunity has consequently been taken to review the area in accordance with current guidance from English Heritage ⁵. This has the additional advantage of producing more robust and consistent documents that can be of greater influence in the planning process.

**Performance.** Further duties of the local planning authority comprise, in consultation with the public, formulating and publishing proposals for the preservation and enhancement of the conservation areas ⁶. It will also seriously consider the desirability of preserving or enhancing their

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³ ibid, paragraphs 3.15 & 3.16.
character or appearance when exercising planning powers. National Park family indicators provide a tool to monitor the National Park Authority’s performance regarding these functions.

**Implications.** Conservation area designation may result in resource implications for owners, developers and residents because of the increased statutory controls and particular requirements for the repair and alteration of existing, or the construction of new, buildings. However, designation also brings considerable benefits which are outlined below.

### 2.2 Benefits of Designation

Conservation area status offers advantages to both the public and the local planning authority.

**The public.** Conservation areas can enhance economic well-being and quality of life, as well as offer a certain amount of continuity and stability in a rapidly changing world. At the same time, conservation-led change can make a positive contribution enabling communities to regenerate. When considering investment, appraisals should guide the form and content of development, enhancement of the public realm, traffic management and outdoor advertisement. This value of an area is beneficial to both owners and developers, and estate agents are likely to put increasing emphasis on such a location when advertising properties.

Conservation area appraisals are educational and informative documents about our cultural inheritance that aim to raise public awareness and support, and upon which the prosperity of an area is sustained. They are necessary if funding is sought for grant-aid, offering financial assistance for owners to encourage repairs and preventative maintenance.

**The local planning authority.** Designation helps us to manage change by applying robust conservation policies to an area.

**Decision-making** – In exercising any planning functions affecting land or buildings within a conservation area, the local planning authority has a general duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area. Planning functions include both the formulation of planning policies and the determination of planning applications. In order to be able to assess the impact of a planning policy or application upon a conservation area, the local planning authority needs to understand what the special architectural or historic interest of that area is. Conservation area designations and their character appraisals help to do this and therefore inform decisions about the impact that a planning policy or proposal will have.

Although conservation area designations and character appraisals help to inform planning decisions, they alone do not determine whether development will or will not be acceptable. The impact of development upon the special architectural and historic interest of a conservation area needs to be weighed against other planning considerations in reaching a decision. In the National Park the 2006 Local Plan currently forms the basis for most planning decisions and its policies allow a variety of development types within conservation areas. The Local Plan policies will be gradually replaced in coming years by the Local Development Framework, starting with a review of housing policy.

**Planning control** – Designation automatically brings additional safeguards, such as the need for consent when demolishing unlisted buildings and walls or lopping and felling trees. Within the National Park conservation area status only has a very limited effect on ‘permitted development’ (those minor works that do not require planning permission). This is because the National Park designation already restricts permitted development rights.
Article 4 of the same order enables local planning authorities to further withdraw permitted development rights. This would be justified where there is firm evidence to suggest that permitted development which could damage the character or appearance of a conservation area is taking place or is likely to take place, and which should therefore be brought into full planning control in the public interest. Policy HE4.1 of PPS5 advises local planning authorities to consider the use of Article 4 directions where the exercise of permitted development rights would undermine the aims for the historic environment, to ensure new development is given due consideration.

Management plans – Neither the designation of a conservation area or the preparation of a character appraisal is an end in itself. Local planning authorities are also required, in consultation with the public, to formulate management plans to help preserve and enhance conservation areas. These management plans may set out a variety of measures designed to help safeguard, manage and improve the area within its historic context. The appraisal is the basis for developing a management plan for the conservation area.

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3.0 Definition of Special Interest

The purpose of this appraisal is to define the special interest of the Long Preston Conservation Area that warrants its designation, as summarised below. A detailed analysis is provided in the next chapter (see 4.0).

3.1 General

When searching for the special interest of the Long Preston Conservation Area, its significance, identity and distinctiveness is judged alongside local or regional criteria, while also recognising values attributed to the area by the local community and all those with a legitimate interest in it. The more clearly special interest is defined, the sounder will be the basis for local policies, development control decisions and management proposals. This helps reduce the potential uncertainty for owners and others when investment or development in the area is considered.

3.2 Summary of the Special Interest of the Long Preston Conservation Area

The special character of Long Preston lies in the following:

- linear yet winding historic settlement along the A65/Main Street (see 4.1.b)
- network of narrow lanes leading out of the village centre (see 4.1.b+c)
- beautiful landscape setting (see 4.1.c and 4.3.b)
- survival of well documented field boundaries and systems (see 4.2.a)
- variety of well-related spaces, in particular the village greens (see 4.3)
- interesting mix of different building types such as vernacular cottages, traditional farm buildings and Victorian terraces (see 4.4.c)
- predominant use of local sandstone for walling and roofing purposes (see 4.4.e)
- cobbled surfaces in the village centre (see 4.4.e)
4.0 Assessing Special Interest

This chapter at the core of the appraisal comprises a detailed analysis of the special interest of the Long Preston Conservation Area with regard to its location and setting, historic development and archaeology, spatial issues, and character. A summary of the special interest has already been provided (see 3.2).

4.1 Location and Setting

This section describes the location and context, general character and plan form, and landscape setting of the Long Preston Conservation Area.

a) Location and Context

The village of Long Preston lies within Ribblesdale on the fringe of the Yorkshire Dales National Park (figure 01) – national grid reference SD 833 582. It is divided by the busy A65, leading north to Settle (four miles) and south to Skipton (twelve miles). The conservation area encompasses the village’s wider landscape setting, which comprises an extensive field system. The Yorkshire Dales National Park Authority is the local planning authority for the main part of Long Preston Parish north of the railway track, with Craven District Council responsible for the remainder.

A detailed map of the Long Preston Conservation Area can be found in the appendix (see 9.4).

b) General Character and Plan Form

Long Preston is, as the name implies, today predominantly a street village although it has sprawled over recent years (figure 02). There is a wide range of development in scale, design, materials, and quality, which reflects a long process of change. The historic network of lanes leading out to the pasture lands above the village with their associated pattern of stone-walled fields are a distinctive element in the area’s rural character. Despite its linear appearance, the settlement has grown organically from an original focus around a square green, now traversed by the A65, and buildings are informally arranged, mainly in short terraces with only a few detached properties. The shallow depth of the built environment and proximity of the open countryside is emphasised by substantial gaps along the main road frontage, especially in the northern part of the village and the survival of former croft boundaries. Townscape character and visual interest are enhanced by the curving road and the greens, with the Maypole Green, the Green and their nearby short terraces making a definite village centre.
Further away, there are a number of isolated farmsteads and barns which, although historically linked to Long Preston, provide little direct physical or visual connection with the village, due to their distance to and separation by extensive field systems from the main settlement (see 9.4) but do add to the character of the area.

c) Landscape Setting

Setting. Long Preston lies on the north side of the Ribble Valley, overlooking the broad level flood plains to the southwest. It is backed by contrasting hills which stretch all the way to Malham (figure 03).

The landscape around Long Preston is very picturesque, varied and of high quality. It comprises moorland to the north, fields for livestock agriculture, and the low-lying floodplains and river to the south. Areas of historical interest include the old drovers’ tracks to Malham and historic strip cultivation in many parts of the village. The surrounding landscape is linked to the built-up environment through the use of local stone for both the older houses and the drystone walls lining the fields, the latter, depending on their location, using a mix of waterworn and field clearance stone and quarried stone.
Geology. The bedrock geology of the area is Carboniferous in age, consisting of mudstones and limestones (the Pendleside Limestone) in the south, the Upper Bowland Shales in the centre, and the sandstones of the Pendle Grit in the north.

Superficial deposits are dominated by Quaternary (Devensian) glacial tills (boulder clay) which cover most of the area. The village of Long Preston is sited on a glaciofluvial sand and gravel ridge, and alluvium occurs on the flood-plains of the River Ribble and Long Preston Beck.

The area is on the northern edge of the extensive Craven Basin drumlin field.

The wetlands were probably once a proglacial lake – formed by the damming action of a moraine or glaciofluvial ridge or ice dam, during the retreat of a melting glacier – with the natural dam now represented by the glaciofluvial deposits between Hellifield and Wrigglesworth.

4.2 Historic Development and Archaeology

This section describes the origins, archaeology and historic development of the Long Preston Conservation Area.

a) Origins and Historic Development of the Area

A variety of original records survive for Long Preston, providing insights into the history of the township, particularly for the late medieval period. Important are the records of Bolton Priory, which had substantial financial interests in Long Preston between the fourteenth and sixteenth centuries, and manorial records of the Earls of Northumberland and Cumberland.

For the purpose of the appraisal the following information has been taken from the Long Preston website, unless stated otherwise.
Origins. The parish of Long Preston has seen human activity since the Neolithic period. The Aire Gap, in which the conservation area lies, formed part of an important route-way across the Pennines.

The name Long Preston is most likely Anglican, originally known as ‘Prestune’, preos plus tun: a priest's farmstead or town. 'Long' was added later to distinguish this village from the many other Prestons, and refers to its linear development.

Historic development. Long Preston was an ecclesiastical centre with a church, one of only a few in Craven before the Norman Conquest. At the time of the Domesday survey it had developed as a farming centre and important market. This part of the country fell to the share of Roger de Poitou, who appears to have conveyed it to the Amundeville family in the manor of Long Preston. During the reign of King Stephen (1135-54), Walter Amundeville gave the church and living to the Priory of Embsay. In 1304, Bolton Priory purchased the rights to the Long Preston tithes along with some arable land, which it gave as an endowment to Long Preston’s church. Throughout the late medieval period, the manor was also one of the holdings of the Earls of Northumberland, the House of Percy, then the most powerful noble family in Northern England. It remained in their hands until the Cliffords acquired it by marriage in 1493. They held the estate until about the end of the sixteenth century when George Clifford, Earl of Cumberland, conveyed it to tenants at nominal rents.

Long Preston is unusual in that it has retained the boundaries of its historic croft system, providing information about the village’s medieval layout. The field patterns explain Long Preston’s development at three different centres, with each having an associated group of crofts:

- Central square or green which may relate to the Domesday village, from which some two dozen crofts radiate; the green included what is now Maypole Green and the Green and also extended further south.
- Group of freehold crofts around a square at the north end of the village which was probably established in about the thirteenth century, when new land was needed to feed the rapidly expanding population; the square's location coincided with today’s triangular green space at Town Head.
- Group of crofts on the west side of Main Street in the vicinity of Kirkmangate, held by monastic tenants, apparently established sometime between the fourteenth and fifteenth centuries.

The first school recorded in the village was part of the endowment to the Hammerton chapel sometime during the reign of Edward IV (1461-83). Teaching would probably have taken place in the chapel, with the chantry priest as the teacher. After the Dissolution of the Monasteries, this endowment was confiscated and the school closed, possibly around 1541. Since then there have been six other schools in Long Preston, of which at least five buildings survive today.

Before the enclosure of the common fields in about 1600, gates were hung at the different entrances to the village; two of these were known as Greengate and Kirkmangate, the latter on the west side of the A65.

Ninety-nine households are recorded in Long Preston in the Hearth Tax of 1672 in. Sixteen of these were assessed as poor while seventy had one hearth, fifteen two hearths, and five between three and five hearths.

In the 1750s the turnpike road arrived. While the old road to Settle strikes boldly over the moor crossing Hunter Bark at 1,000 feet altitude, the new road runs along the valley on nearly one level. A toll bar was situated between Church Street and Bridge End. In the 1960s, the road was
raised up to two feet, widened and straightened through the heart of village, becoming the A65 in its current state. To accomplish this, several homes and farms had to be demolished. The road ‘improvements’ have led to a rise in the speed and amount of traffic, which have become a major problem to Long Preston. A bypass was first formally considered in 1975 and, following a public inquiry, Orders for a Long Preston bypass were laid by the Highways Agency in 1993. The scheme was removed from the national programme in 1996 and a Revocation Order, contested by the parish and County Councils, made in 2005.

Around 1790, the lower cotton spinning mill was built, four-to-five-storeys high, and possibly on the site of an old corn mill. It was destroyed by a great flood in 1887. Slightly north, Fleets cotton spinning mill was also built around 1790. This was three storeys high and water powered, but unusual in that it once had a windmill to raise the water back to the large mill pond to the south-east. Today the location is known as Mill House. Fleets mill is now an agricultural building, although the long row of former windows can still be identified and the dams and water courses traced. Cotton spinning was also carried out in private houses which can be identified by being three storeys. Finally, another corn mill was working up to the 1970s opposite the Boar’s Head. This is now the site of a housing development.

In 1849, the North Western Railway link was opened. The route was expanded in 1875 with the commissioning of the Settle-Carlisle line by the Midland Railway company. Long Preston had a stationmaster’s house, weighbridge, and station buildings comprising a booking hall, ladies’ and gents’ waiting rooms and waiting canopy on the north line. There were also sidings. Today the facilities are basic - the original wooden buildings were all demolished in the early 1970s and there are just simple waiting shelters on each platform. The station is unstaffed, so passengers must buy their tickets on the train.

The historical development of Long Preston’s plan form (figure 04) shows that during the second half of the nineteenth and the beginning of the twentieth centuries, the village only grew slowly whilst retaining its

Figure 04: Historical development of plan form, not to scale (graphics © Gaby Rose, YDNPA, 2010)
overall shape. When looking at today’s map, the place has significantly changed its footprint, in particular by gaining more depth.

b) Archaeology

Although Long Preston lies with the natural routeway formed by the Aire valley, there is relatively little evidence of prehistoric settlement in the conservation area, other than a partly ploughed out possible Iron Age enclosure. The most prominent archaeological features relate to medieval and post-medieval agricultural activities – crofts, lynchets, ridge and furrow, field boundaries and trackways – some partly fossilised by later field boundaries, although these are being eroded by contemporary agricultural practices and some particularly croft boundaries, have been obscured by recent development. The Fleets mill earthwork remains are also significant.

Two Roman forts were identified in the early twentieth century near St Mary’s Church and subsequently designated as a scheduled monument. This was partly a misinterpretation of agricultural earthworks, and the site was de-scheduled in 1995 as further investigation revealed no evidence of Roman activity.

An Anglo-Saxon cross, now lost, mentioned in the nineteenth century may have come from a field known as rood banks, adjacent to the parish church.

Information about individual surveys, monuments or other features can be found on the Yorkshire Dales National Park Historic Environment Record (HER), which is a comprehensive and dynamic computer database linked to a Geographic Information System (GIS).

4.3 Spatial Analysis

This section describes the character and interrelationship of spaces, as well as the key views and vistas of the Long Preston Conservation Area.

a) Character and Interrelationship of Spaces within the Area

Facades and boundary walls which play a key role in defining space within Long Preston, as perceived from the public right of way, concentrate mainly along the A65 – also known as Main Street inside the village – and the greens (figure 05). Generally, the built environment is closely knitted along the spine road. The edge of the settlement is very loose and organic, set within the largely open space of the surrounding countryside that is otherwise dotted with occasional trees and buildings. Many of the fields offer public access via trackways and footpaths. Key focal points comprise the two central greens, the parish church and Knowles Cottages. Good public open spaces can be found around the Maypole area and the former hamlet of Town Head, both once centres from which medieval crofts radiated (see 4.2.a). Private external space is often restricted to residential gardens. Small front gardens, particularly those fronting the main road, play an important role in softening the road’s impact.
b) Key Views and Vistas

The area in and around the village of Long Preston offers great views into the surrounding countryside as well as key internal views along Main Street or focusing on landmarks (figure 06).
(1). From a track north of Town Head there is a panoramic view over the Ribble Valley flood plains and beyond towards Pendle Hill (figure 07).

Figure 06: Key views @ 1:10,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)

Figure 07: View 1 (photo © Gaby Rose, YDNPA, 2010)
(2). Slightly further to the east, there is a long-distance view over the village with the hills in the far background (figure 08).

Figure 08: View 2 (photo © Gaby Rose, YDNPA, 2010)

(3). From the hillside green space at Town Head there is channelled view between the buildings to the flood plains towards Pendle Hill (figure 9).

Figure 9: View 3 (photo © Gaby Rose, YDNPA, 2010)

(4). From a gap between Town Head and the main body of the village there is a view north into the immediate countryside (figure 10).

Figure 10: View 4 (photo © Gaby Rose, YDNPA, 2010)
(5). Further south there is a view into the broad Ribble Valley (figure 11).

(6). From Green Gate Lane there is a panoramic view over the countryside and the village on the right (figure 12).

(7). Near the parish church, there is a view towards the hills and moorland (figure 13).
(8). From Mill Bridge there is a panoramic view over the Long Preston Beck area, including the old mill site (figure 14). There are mature field-boundary trees typical of the area; although not individually important, they have considerable group landscape significance.

Figure 14: View 8 (photo © Gaby Rose, YDNPA, 2010)

(9). The southern end of the village provides a channelled view towards the landmark of Knowles Cottages (figure 15), built in 1858 on the original site of the almshouses established in 1613 by James Knowles, a wealthy native of Long Preston. The present building originally consisted of ten almshouses and a central chapel, but the chapel was converted into a dwelling in the early 1980s at the same time as the cottages were remodelled into six units. A remnant of the tracery window of the original chapel is reused as a feature in the well-tended communal garden.

Figure 15: View 9 (photo © Gaby Rose, YDNPA, 2010)

(10). From the same location yet into the opposite direction, there is a view to the village entrance up the slope (figure 16). The trees are subject to Tree Preservation Order No.1 (Long Preston) 1989.

Figure 16: View 10 (photo © Gaby Rose, YDNPA, 2010)
(11). Along Church Street, there is a channelled view towards the landmark of the parish church (figure 17).

(12). From the southern part of the village there is a view north along the A65 towards the Maypole Inn (figure 18).

(13). From a side street behind the drinking fountain on the west side of the A65, there is a channelled view eastwards to the Maypole Green and the buildings framing the space in the background (figure 19).
(14). To the west there is a view across the Green with the Magna Print building in the background (figure 20).

(15). This view is taken from the opposite direction across the Green, with Magna Print on the left (figure 21).

4.4 Character Analysis

This section is key to the appraisal. It unravels the character of the Long Preston Conservation Area by considering its different character zones, land uses, buildings and other heritage assets, traditional materials, local details and the public realm, biodiversity, the general condition of the conservation area including positive, neutral and negative factors, as well as potential problems, pressures and the capacity for change.

a) Definition of Character Areas or Zones

The current Long Preston Conservation Area can be subdivided into three different character zones (figure 22).

(1). The first character zone comprises the main historic settlement including Town Head, as well as some of the surrounding field systems which form an immediate and positive backdrop to the built environment.

(2). The second character zone comprises the more open area to the south of the village, including the old mill site, Knowles Cottages and the church. This area has a high picturesque value which is derived from the attractive landscape setting with only few buildings, of which many have landmark qualities and thus define the built historic environment in this zone.

(3). All the land of the Long Preston Conservation Area outside Zones 1 and 2 is encompassed within a third character zone. This includes the
outlying hamlet of Bendgate, the farms or former farms of Skirbeck, the Riddings, Hewitt House and Fern Hill together with a small number of outlying traditional farm buildings, twentieth-century housing estates, two small examples of which occupy former crofts, a group of largely undeveloped crofts leading from the original settlement core, and the network of lanes leading from the village centre. Many of these lanes are drystone walled lanes and narrow and unsuitable for vehicular traffic although by way of contrast, part of Edge Lane, formerly Queens Street (possibly indicative of an Elizabethan origin) is a narrow metalled holloway between walls some fifteen meters apart. The zone includes features which detract from the character and appearance of Long Preston’s built historic environment, notably a sewage works and some of the housing estates (see 4.4.g). This zone was proposed for deletion in the draft document (see 6.0).

**Figure 22:** Character zones @ 1:15,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)

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**b) Activity and Prevailing or Former Uses and Their Influence on Plan Form and Buildings**

Long Preston has a strong agricultural past, and several of the older structures within the conservation area are conversions of former barns or other farm buildings. Whilst farming activities still continue they are now diminished. In the village the economic focus has switched to providing residential accommodation, often to people who commute to work into the nearby towns or cities. This change in activity has led to the introduction of new architectural styles, many of which have unfortunately diluted the character of the conservation area. While the historic building types are generally detached houses, terraces or traditional farm buildings, more recent additions now include semi-urban housing estates, often of poor or mediocre design quality (see 4.4.c).

In the village, the post office is the only convenience store, so residents shop in the nearby towns or cities. Nevertheless, the main-road location has enabled the village to cater successfully for tourism-related uses by providing an outdoor clothing shop, two inns, one hotel, several bed and breakfasts, and two camping sites. Long Preston also has a thriving
school and village hall. The graveyard on Main Street provides a visual reminder of the, now demolished, Baptist Chapel.

c) Quality of Buildings and Their Contribution to the Area

Long Preston has a mixture of architectural styles, some of which arguably do not provide the ‘typically quaint village feel’ but a more complex evolutionary texture to the place:

- Vernacular buildings such as traditional farm buildings – many of them now converted for residential purposes to varying qualities, while others are still in agricultural use or lie currently empty – and cottages, as well as small outbuildings that are often attached to boundary walls
- Polite architecture as seen in the detached villas
- Town architecture such as the Victorian terraces; it is worth noting that there are three terraces on Main Street with curved corners (figure 23), making it a special characteristic of the Long Preston Conservation Area
- Twentieth-century buildings such as bungalows, semi-detached houses and urbanised residential estates which, as a whole, have a negative effect on the conservation area, mainly due to design, layout and detailing that is at odds with Long Preston’s built heritage (see 4.4.g)

Although the architecture generally shows little, if any, ornamentation, the groupings and arrangement of individual historic buildings contribute to the special interest for the area.

Listed buildings. It should be noted that the listing name of a designated structure may not refer to the main building only. Related structures fixed to it or within its curtilage and pre-dating 1948, such as boundary walls, outbuildings, enclosures, gates and other features, can also be protected by the listing. It is always advisable to contact the local planning authority when planning to undertake work to a listed building or any structures nearby.

The Long Preston Conservation Area has twenty-seven listed buildings which are marked red on the map at the back (see 9.4):

Inside the village:

- Anvil House
- Ash Lea
- Back Green, no.s 3 & 4
- Back Lane, garage
- Church of St Mary the Virgin
- Church, headstone
- Church, stone shaft
- Church, table tomb
- Cromwell House
- Drinking fountain
• Glen Royd
• Guys Villa Barn
• Howe Cottage and no. 3
• Maypole Inn
• Milestone
• Moorland View
• No.1, Byland Cottage, Rivendale, Hill Dene
• No.1, Grosvenor Place
• Nook & Bronte Cottages
• Townhead Farmhouse
• Townhead House

Outside the village:
• Boundary Stone – not within YDNP
• Johnson’s Bend Gate Farmhouse – not within YDNP
• Milestone
• Milestone – not within YDNP
• New House
• The Riddings

A detailed description of each building can be found in the next section (see 4.4.d).

Unlisted buildings. Structures that are not nationally listed but are significant nevertheless, may receive some protection by being designated as locally listed buildings. Though lacking the statutory protection of other designations, formal identification […] is material in planning decisions 10. For inclusion in a local list, unlisted structures that contribute positively to the special character or appearance of the Long Preston Conservation Area should comply with some of the following criteria:

• Architectural qualities in the overall design or detailed features, which may either be unusual or characteristic to the overall style of the conservation area
• Association with a historical event or person of local, regional or national note
• Group value or related to a designated structure
• Landmark qualities
• Reminder of a former use within the area
• Respect for the surrounding historical structures, spaces and setting
• Positive contribution to the overall character or appearance of the conservation area

Local list. The residents of Long Preston are invited to suggest heritage assets they think should be included on a local list, and give appropriate reasons, evidence or references for their nominations. Here are a few suggestions (figure 24):

• There is a fine example of a pre-turnpike guide post (1) which is of listable quality. It was originally located by an ancient road running over the hilltops at Langber 11 and is now in the communal garden at the Maypole Green.
• The Almhouses (2), as mentioned earlier (see 4.3.b).
• The multi phased barn on Station Road (3) which has landmark qualities and is evidence of the historically more common agricultural use of the area.
• No. 19 Main Street (4), an interesting building in terms of its architectural development, which also has Yorkshire sliding sash windows (see 4.4.e)

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d) Audit of Designated Heritage Assets

This section describes the appearance and condition of the twenty-seven listed buildings within the Long Preston Conservation Area. Their locations are marked red on the map at the back (see 9.4). The descriptions in the following paragraphs are based on the listing entries, unless stated otherwise.

Anvil House (figure 25), grade II listed –

- Former smithy, now cottage
- Dated 1797 with C20 alterations
- Rendered, painted stone dressings, tile roof
- Central staircase plan
- Two-storey double-fronted house with central entrance porch; all windows two-light flat-faced mullioned
- Current condition: good, although paint is starting to flake off on windows and doors

Ash Lea (figure 26), grade II listed –

- Cottage
• Late C19 with C20 alterations; C17 origins
• Squared rubble, stone dressings, stone slate roof
• Two-storey two-bay building; C20 gable entry, former left-hand entrance to Main Street partly blocked up to form C20 window; right-hand former chimney stack now missing; front sash windows with plain surrounds, at back C17 double-chamfered mullioned windows
• Current condition: generally good, although single window looks untidy and potential rising damp problem (moss growth)

Back Green, no.s 3 & 4 (figure 27), grade II listed –

• Formerly one house, now two cottages
• Late C17 with C19 and C20 alterations
• Slobbered rubble, painted stone dressings, stone slate roof
• L-shaped plan
• Two-storey building with random fenestration
• Current condition: listed on Authority’s At Risk Register as being at risk, with lack of maintenance clearly evident, roof tiles starting to slip, paint flaking off and being partly uninhabited

Figure 26: Ash Lea (photo © Gaby Rose, YDNPA, 2010)

Figure 27: Back Green, no.s 3 & 4 (photo © Gaby Rose, YDNPA, 2010)
Back Lane, garage (figure 28), grade II listed –
- Former boys’ school until December 1898 12, now garage
- Reputedly dated 1819
- Slobbered rubble, stone dressings, slate roof
- One-storey building; former left-handed entrance blocked; two round-headed windows with gothic interface glazing bars, third window blocked up in C20 and wagon entrance made
- Current condition: generally good, although windows and gate are starting to deteriorate, and broken stone jamb and washed out mortar at ‘extension’

Figure 28: Back Lane, garage (photo © Gaby Rose, YDNPA, 2010)

Boundary Stone (figure 29), grade II listed –
- Parish boundary stone
- Early C19
- Painted slate slab
- Segmental pointed upper surface, c.70cm high
- Current condition: good, though paint flaking off

Figure 29: Boundary stone (photo © Gaby Rose, YDNPA, 2010)

Church of St Mary the Virgin (figure 30), grade I listed –
- Parish church
- Late C14/early C15 with C19 and C20 alterations

• Slobbered squared rubble, millstone grit dressings, stone slate roof
• South porch, west three-stage tower with three bells dating from 1762, four-bay nave with octagonal piers and segmental pointed arches, north and south aisles, three-bay chancel, north and south side chapels
• King-post trusses with A-braces to nave
• Current condition: good


Figure 30: Church of St Mary the Virgin (photo © Gaby Rose, YDNPA, 2010)

Church, headstone (*figure 31*), grade II listed –

• Late C17
• Millstone grit
• Inscribed EW AGED 31 DIED IN DEC 20TH ANNO 1690
• Current condition: good, although inscription is difficult to read

Figure 31: Church, headstone (photo © Gaby Rose, YDNPA, 2010)

Church, stone shaft (*figure 32*), grade II listed –

• Shaft of cross or sundial base, now with gnomon
• Dated 1667; original sundial and gnomon reputedly dated 1659, replaced in 1980
• Millstone grit
• Octagonal shaft c. 1.3m high on rectangular base with chamfered corners, inscribed on all four sides
• Current condition: fair, with broken stone around sundial

Figure 32: Church, stone shaft (photo © Gaby Rose, YDNPA, 2010)

Church, table tomb (figure 33), grade II listed –

• Dated 1767
• Sandstone
• Four Tuscan pillars c. 1m high supporting c. 1m x 2m slab
• In memory of Stephen Smith
• Current condition: fair, with inscription becoming indiscernible and darkening of top surface

Figure 33: Church, table tomb (photo © Gaby Rose, YDNPA, 2010)

Cromwell House (figure 34), grade II listed –

• House
• C16, remodelled 1685, extended C18, altered c.1840
• Slobbered squared rubble, grit stone and other stone dressings; blue slate roof to front, stone slates to rear
• Originally single-depth lobby-entry plan facing south-east, evolved into a double-pile central-entry plan with rear stair hall
• Asymmetric two-storey three-bay building; remains of blocked C17 entrance and windows
• Current condition: good, although plant growth on façade may create problems
Drinking fountain (figure 35), grade II listed –

- Dated 1869
- Sandstone
- Raked plinth with animal drinking trough to square base, and four chamfered pillars supporting four shouldered lintels with paterae and pyramidal roof
- Inscribed in memory of Thomas Holgate’s father
- Current condition: good though no longer functioning

Glen Royd (figure 36), grade II listed –

- House
- Dated 1728 with C19 alterations
- Dressed stone, slate roof
- Central staircase plan
- Two-storey three-bay house with central entrance; all sash windows with C19 plain surrounds; keyed oculus in both gables
- Central staircase plan
- Current condition: good, although right-hand gable slightly leans to the outside
Guys Villa Barn (figure 37), grade II listed –
- Threshing barn, now in residential use
- 1708
- Coursed rubble with ashlar dressings, stone slate roof
- Single-storey building with large central cart entrance
- Five original queen-post roof trusses with one tie beam inscribed to Richard and Ellin Moon
- Current condition: good

Howe Cottage and no. 3 (today no. 6) (figure 38), grade II listed –
- Formerly one cottage, now two
- Early to mid C18 with late C19 and C20 alterations
- Roughly coursed rubble, stone dressings, stone slate roof
- Two-storey building with paired central entrances; bay to right of no. 6 is C20 extension
- Current condition: good, though left ground-floor window has a negative visual effect on the overall elevation
Johnson’s Bend Gate Farmhouse (figure 39), grade II listed –

- Farmhouse
- Mid C18 with C17 origins, re-fronted late C19 with C20 alterations
- Watershot masonry, stone dressings, stone slate roof
- Formerly central staircase plan
- Two-storey three-bay building with gabled hood over entrance; recessed flat-faced mullioned windows with C20 casements; C17 windows to rear
- Current condition: good

Maypole Inn (figure 40), grade II listed –

- Public house
- Late C18 with mid-C19 alterations; C17 origins
- Rendered, painted stone dressings, stone slate roof
- Two-storey three-bay building; mid-C19 entrance porch with Tuscan pilasters; tri-partite windows with moulded surrounds, flat-faced mullions and projecting sills; projecting C17 chimney stack rests on two stone corbels
- Current condition: good
Milestone (figure 41), grade II listed –

- Approx. 1895; primed and repaired in c. 2000
- Millstone grit with cast iron front plate; ROAD inscription missing thus different cast to other milestone (figure 42)
- Settle 2 ¾ miles, Keighley 12 miles, Skipton 12 ¾ miles, Kendal 42 miles
- Current condition: fair, as it is rusty and paint starting to crack (exposed location at A65)

Milestone (figure 42), grade II listed –

- Approx. 1895; primed and repaired in c. 2000
- Millstone grit with cast iron front plate
- Skipton 11 ¾ miles, Keighley 21 miles, Settle 3 ¾ miles, Kendal 33 miles
- Current condition: good, although a bit rusty on white
Milestone (figure 43), grade II listed –

- Approx. 1895
- Millstone grit with cast iron front plate
- Settle 4 ¾ miles, Kendal 34 miles, Skipton 10 ¾ miles. Keighley 22 miles
- Current condition: poor, being rusty and large chunk of stone broken off back

Moorland View (figure 44), grade II listed –

- Formerly two cottages, now one house
- Mid C18 with C19 alterations
- Rendered, painted stone dressings, slate roof
- Two-storey double-fronted building with lower wing to the right; sash windows with moulded surrounds to main house
- Current condition: good, although render a bit grubby
New House (figure 45), grade II listed –

- Farmhouse
- Dated 1707 with C19 and C20 alterations
- Watershot masonry, painted stone dressings, slate roof
- Central staircase plan
- Two-storey building with C19 addition to the left; windows formerly three-light but mullions now missing, to the rear three Yorkshire sliding sashes

No.1, Byland Cottage, Rivendale, Hill Dene (figure 46), grade II listed –

- Formerly row of six cottages, now four
- Mid-to-late C18 with C19 and C20 alterations
- Slobbered rubble except Hill Dene which is rendered, painted stone dressings, stone slate roof
- Each cottage originally had central staircase plan
- Two-storey double-fronted units; two-light recessed flat-faced mullioned windows
- Included for group value
- Current condition: good
No. 36 Main Street (figure 47), grade II listed –

- Former yeoman farmer’s house, now house
- C17 origins with early C18 improvements and C19/20 additions and renovations
- Local grit stone: squared and coursed to front, coursed rubble to gable; rear in modern render; stone slate roof in diminishing courses
- Two-storey two-bay building with 1.5-storey outshot; central entrance; windows possible C19 enlargements with flush-faced mullions now missing; 2-light mullioned windows; sawn stone surrounds
- Kingpost truss, early C18 fireplace with overmantle, early C18 ornate plaster ceiling in bathroom
- Current condition: good

Nook & Bronte Cottages (figure 48), grade II listed –

- Formerly one house, now two cottages
- Dated 1707 with C19 and C20 alterations
- Strap-pointed rubble to Nook Cottage, slobbered rubble to Bronte Cottage, stone dressings, stone slate roof
- Former lobby-entry plan
- Two-storey three-bay building; drip moulds over left-hand decorated entrance lintel and windows; ground floor
chamfered mullioned windows and former fire window, upper floor late-C19 windows with plain surrounds
- Current condition: good, though top-floor windows have a negative visual effect on the overall elevation

The Riddings (figure 49), grade II listed –
- Former farmhouse, now house
- Dated 1786 with C19 and C20 alterations; early C18 origins
- Ashlar, stone slate roof
- Formerly central staircase plan
- Two-storey three-bay building; central entrance with Roman Doric pilasters and entablature with open pediment; window mullions at front missing
- Current condition: good

Townhead Farmhouse (figure 50), grade II listed –
- Farmhouse
- C17 with C19 and C20 alterations
- Slobbered rubble, stone dressings, stone slate roof
Townhead House (figure 51), grade II listed –

- House
- Late C18 with C19 and C20 alterations; C17 origins
- Rendered, painted stone dressings, slate roof
- Two-storey three-bay building with central early-C19 bay projecting as flat bow; window mullions now missing, all top-hung C20 windows
- Current condition: good, although plant growth on façade may cause problems

**e) Traditional Building Materials, Local Details and the Public Realm**

Traditional building materials, local details, as well as features and surfaces within the public realm can contribute positively to the significance of a conservation area as they have the potential of providing a unique setting to the historic architecture, given they are well kept and in good condition. Likewise, inappropriate materials, surfaces and street furniture as well as lost or altered details will have a detrimental effect to some extent and, in extreme cases, even put the whole conservation area at risk. In addition, **transport proposals can affect the setting of**
heritage assets and highways authorities are advised to consult with the local planning authority in such circumstances 14.

**Traditional materials.** In the Long Preston Conservation Area many of the older buildings use local sandstone as walling and roofing materials, while later houses have Ingleton slate roofs 15. As for the facades, the stones are either coursed or random rubble, and on rare occasions ashlar. Several buildings are rendered, both old and new, and few are painted, most notably the two pubs. Timber is used for bargeboards, and some of the railings and gates.

**Local details.** Long Preston does not provide a wealth of local details, as buildings are generally kept in a simple fashion; only some of the polite and Victorian architecture display specific design features. Quoins are omnipresent but generally do not make a particular impact except where they are painted. Windows and doors are mostly set back and dressed in plain but often prominent surrounds. On agricultural buildings, the window patterns and sizes are random, while on residential and commercial structures they often have a more vertical emphasis and aligned arrangement. Concerning the design of windows, there are a few more unusual ones including Yorkshire sliding sashes with nineteenth-century glass (figure 52) as well as remnants of an old shop front opposite the Maypole Inn. It is also worth noting that there are several tripartite windows in the conservation area, most notably on the pubs.

Regarding timber features, there are a few wave-like bargeboard designs, used on houses as well as one outbuilding on Back Lane. The top terrace at Town Head has wooden railings with corresponding bargeboards over the ground-floor projections. Boundary walls to properties often include original stone gate posts – either carved

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**Figure 52:** Window details (photos © Gaby Rose, YDNPA, 2010)
(vernacular or formal styles) or left ‘natural’, in various shapes and sizes – while gates are in timber or cast iron. On the north side of Church Street, openings in the boundary walls are simply formed through quoined ends (figure 53) instead of providing gate posts. Some original and replicated ironwork railings are also present in the conservation area.

Furthermore, there is a dove cote on the gable of the barn next to the Maypole Inn. Date stones can be found on two agricultural buildings at the southern end of the village. Some ornate historic door surrounds are inscribed, too.

**Public realm.** Stone boundary walls, either dry-walled or mortared, represent a typical feature in both the natural and built environment of the Long Preston Conservation Area. In the village, they form a barrier between the private and the public realm. Many of them have a field-wall look, but there are also some examples in ashlar presenting a more formal/polite appearance. The walls display a variety of coping stones, such as carved (e.g. with arched or triangular cross sections) or natural types (e.g. flat or round stones) as well as Victorian limestone pavement. Boundary walls come in different heights, from only a few courses to room height, and there are some examples where copings form a curved transition from a lower to a higher top line.

There are several stiles in the footpaths around the village, including examples of the squeeze styles. Some good sandstone gate posts can be found on Back Lane at the junctions with Cross Lane Track and Scalehow Lane. There is also a stone-and-concrete churn stand opposite Health Farm. These roadside platforms, dating from the late nineteenth and early twentieth centuries, allowed easy loading of milk churns onto

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**Figure 53: Boundary treatment for private properties (photos © Gaby Rose, YDNPA, 2010)**
carts and trucks. Full milk churns awaiting collection would have been a common sight along Dales roads, so these functional structures provide another link to Long Preston’s agricultural past. Finally, there is a millstone displayed on the south side of Church Street (figure 54). Unlike local millstones it is formed from pieces of imported stone, with shallow radiating dressing, held together by a metal rim.

In the village, most ground surfaces are tarmac. However, there are also several cobbled areas, such as around the main village greens, Moor Lane and School Lane. These seem to be in semi-private use and are close to the buildings they belong to. The village greens provide a welcome contrast to the hardstanding. It is also worth mentioning the small but well-tended communal garden at the Maypole Green. Public footpaths not only exist in the surrounding countryside but also provide shortcuts within the village. In addition, the Pennine Bridleway is scheduled to go through Long Preston. No route has been finalised yet but there are currently two options in discussion, one through the centre and the other further north. Both would require Pegasus crossings, which are traffic lights specifically designed for horse riders to use.

Regarding street furniture, plenty of wooden benches are provided as well as litter bins, although the latter’s locations can seem haphazard at times. There are several bus stops and a shelter, none of which is of special merit to the character of the conservation area although that opposite Maypole Green includes a “Pennine” bus timetable board. More interesting features are the drinking fountain (figure 35), war memorial, relocated milestone (figure 24) and a K6 phone box on the Maypole Green (see front cover). There is also a 1960’s road sign on Station Road which would benefit from restoration.

Figure 54: Stone features in the public realm (photos © Gaby Rose, YDNPA, 2010)
f) Contribution Made to the Character of the Area by Green Spaces and Its Biodiversity Value

**Biodiversity.** Most of the farmed land within the Long Preston Conservation Area consists of improved or semi-improved neutral pastures and grassland. There are scattered roadside trees and occasionally small areas of woodland, dry heath and acid grassland. The countryside is very important for nature conservation, such as the moors, which are especially significant for their wide range of flora, fauna, particularly birds. However, off-road vehicles and trial bikes that churn up the moors and surrounding fields, disturbing nesting birds and damaging rare plants, now threaten this habitat. The River Ribble: Long Preston Deeps SSSI is very close but not part of the conservation area, which it abuts where the railway goes over Skir Beck, with the SSSI to the west and the conservation area to the east.

**Trees.** Mature sycamore and ash trees can be found growing on many of the field boundaries, barns and lanes outside of the village. The larger gardens on the edge of the built-up area and the church grounds also have many mature trees; again the predominant species are sycamore, ash and horse chestnut. Many individual, groups and areas of trees are protected by Tree Preservation Orders. Some of them date back to 1965, with the most recent being confirmed in 1999.

On the whole the trees make a significant contribution to the amenity of the area, and those in the public open spaces have historically been well managed. Within the village there are also individual fine trees which significantly contribute to the attractiveness of the central greens. These areas are under the management of Long Preston Parish Council, who also manage some verges on the periphery of the village. The Green and the Maypole Green have many mature sycamore and lime with the occasional ash and horse chestnut. Those trees are generally in good condition, with one or two are in gradual decline. Trees which are removed from the central green areas because they are considered to have become dead, dying, diseased or dangerous in the future will be replaced as per Town and Country Planning Act 1990. There is not much scope for new planting in the central green areas at the moment; however, a gap immediately north of Magna Print is of a suitable size in order for a new tree to establish well. Small front gardens, particularly those fronting the main road, play an important role in softening the road’s impact.

g) General Condition of the Long Preston Conservation Area

The general condition of the Long Preston Conservation Area is fair. The overall level of maintenance and repair is good, but this is compromised by a considerable quantity of detractors.

**Negative factors.** Features that harm the character or appearance of the area should either make way for positive change or, if that is not possible, be excluded from the boundary. Elements which detract from the special interest of the Long Preston Conservation Area are listed in declining order as follows and detailed below:

- Traffic
- uPVC products *(see 4.4.h)*: windows, doors, conservatories and porches
- Twentieth-century housing developments and historic building conversions
- Surfaces and features in the public realm
- Building repair issues

The busy central spine road, the A65, is a major detractor. It carries substantial traffic into the Yorkshire Dales and Lake District, and is frequented by a large number of lorries and quarry wagons which greatly
affect the noise and air quality throughout the village centre. Crossing the road can be tricky or even hazardous for pedestrians. The pavement is also very narrow in places.

Another major intrusion is the extent of unsympathetic twentieth-century housing (figure 55), most notably the larger estates at Chapel Walk and the Ribblesdale Estate which were not included in the original designation proposals, and to a lesser extent Riley’s Croft, Moorfields and Hartley Green. They display the following criteria which have a negative effect on the appearance of any conservation area:

- Non-location specific, meaning that the houses could have been built in any part of the country; i.e. anonymous and lacking local character
- Materials that do not reflect local distinctiveness such as uPVC products, concrete tiles, etc.
- Building designs that do not reflect the scale, proportions and massing of the existing historic environment
- Semi-urban layout of the buildings, often with staggered elevations around a cul-de-sac and extensive use of hard tarmac surfacing

In contrast, the development at Jubilee Close is of a much higher design quality and thus more fitting for the historic environment. However, the arrangement of the buildings is still very semi-urban.

Recognising how design (scale, proportion, massing), materials and pattern of land use (plan form, layout) of the built historic environment provide distinctiveness and definition to the conservation area will help guide appropriate new development so that it contributes positively to the
significance of Long Preston. By encouraging applicants to consider both how existing valued heritage assets can inform high quality design that is inspired by its local context and how the best contemporary design can fit comfortably into its surroundings, the local planning authority can help deliver sustainable communities and places that residents highly value. It is important to recognise that new development that relates well to its surroundings is likely to last longer before its replacement is considered and therefore makes a greater contribution to sustainability. New pastiche development that attempts to replicate historic building styles in detail—i.e. pretending to be ancient—is not encouraged.

It is strongly advised to employ professionals with the appropriate experience and qualifications when working with heritage assets. Many former agricultural buildings have been turned into residential accommodation. The more the building becomes unrecognisable from its original state, the less successful the outcome is. This is often caused by creating too many new openings or other additions. On the contrary, an example of an excellent barn conversion is Guys Villa Barn (figure 37).

Concerning surfaces and features in the public realm the Long Preston Conservation Area has the following issues which could be improved:

- quantity of wooden telegraph poles (e.g. at Town Head)
- clutter of signage, including redundant poles
- plastic highway reflector poles on Station Road
- poor modern street lighting, with some of it broken
- areas of the village greens that get over-ridden
- sloppy transition between the tarmac and cobbles at the north end of the Maypole Green, especially when compared to the arrangement further on although the edge treatment here is not traditional (figure 56)

Buildings in need of repair or maintenance work are as follows:

- Back Green no. s 3 and 4 (figure 27)
- Possible Petty School, Church Street (figure 57), near the old vicarage, now Eldon House, which could have been a possible place where the Petty School was held until 1819 when the new school was built
- Milestones near Skir Beck Farm and Stablecross Bridge (figures 41 & 43)
- Ruined barn at Little London
- Stone shaft inside church yard (figure 32)

Good conservation of heritage assets is founded on appropriate routine management and maintenance. Such an approach will minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining an asset\textsuperscript{16}. When repairing heritage assets it is strongly advised to employ professionals with the appropriate experience and qualifications, as modern construction methods are often harmful to the historic fabric.

**Neutral areas.** Only a small amount of the twentieth-century development could be considered as neutral, neither enhancing nor detracting from the character of Long Preston Conservation Area, such as already mentioned, the development at Jubilee Close. Others are generally individual buildings that are set back from the road and respond well to the historic setting. The station area may also be considered for this category as there is potential for enhancement.

**h) Problems, Pressures and Capacity for Change**

**Problems.** Without doubt, the main problem of the Long Preston Conservation Area is the A65 and the heavy traffic it brings along. Little can be done to change it except building a by-pass, which is not likely to happen (see 4.2.a). Promoting an increased use of public transport would not change much as a large proportion of the traffic is either industrial or long-distance through traffic.

**Pressures.** Salesmen and window contractors often lead homeowners to believe that the original windows of their houses need to be replaced by uPVC substitutes. However, properly fitted timber windows can also be energy-efficient (see recent English Heritage research\textsuperscript{17}), coupled with the additional advantage of (re-)using more eco-friendly and sustainable resources. In the long-term, the costs of maintaining timber windows will normally be cheaper because they can be repaired – contrary to uPVC products which need replacing as a whole – thus reducing the consumption of building materials and energy and generation of waste. Moreover, the aesthetic qualities of uPVC and its mass-produced items are generally very low. By removing original design features from a historic structure, it may not only lose its heritage but also its market value.

The use of inappropriate poorly designed and detailed uPVC products severely erodes the special interest of the historic environment, putting the character and appearance of the conservation area at risk. To counteract this threat, an Article 4 direction (see 2.2) could be served on the Long Preston Conservation Area, which would require planning consent for all new replacement of historic windows and doors.


\textsuperscript{17} English Heritage (2009) Research into the Thermal Performance of Traditional Windows: Timber Sash
A window audit of Long Preston was undertaken comparing the number of timber to uPVC windows within the Authority's part of the village, as perceived from the public right of way. Although the results do not take account of all the windows as some facades or even entire buildings can be hidden from view, it still gives a rough indication of the potential loss of character. In Long Preston many old buildings still have their traditional windows in place, although many have been replaced by uPVC windows of varying quality. Overall some thirty-five percent of the windows are uPVC although this figure includes modern developments such as Rileys Back Green. There is clear evidence that the installation of inappropriate uPVC windows has already had a damaging effect on the conservation area suggesting a need for control before it is too late.

Typically with building conservation issues, there are often financial pressures to do repair and maintenance works using inappropriate materials and techniques, which not only harm the authenticity of a building, but also are likely to damage its fabric. To counteract this threat, awareness has to be raised of how historic structures function and which treatments apply, as well as what fund-raising opportunities exist. Quite often out of ill-knowledge or convenience, the style of a building is altered by removing historical features or adding modern elements which can devalue the entire historic structure (figure 58). Here, too, education work needs to be carried out, explaining the necessity for minimum or sensitive intervention using the expertise of a conservation specialist, so the character of a building can be enjoyed for generations to come.

Another pressure is created by the demand of new housing, which can result in standard-type semi-urban residential estates, as has already happened within the Long Preston Conservation Area (see 4.4.g). Careful design, detailing and respect for the historic environment should be paramount for any new development. Currently three plots have been identified for potential affordable new housing sites on School Lane and Green Gate Lane.

**Figure 58:** Additions not in keeping with historic structures (photos © Gaby Rose, YDNPA, 2010)

**Capacity for change.** Where the ongoing energy performance of a building is unsatisfactory, there will always be some scope for suitable adaptations to be made without harm to the asset’s significance […] Intrusive interventions, such as the external mounting of microgeneration technology, can harm the significance of a heritage asset. Where such interventions are proposed, a temporary, reversible installation will generally be preferable to one that causes irrevocable harm to an asset’s significance 18. Likewise, when mounting satellite dishes or other contemporary equipment, the manner and location of their installation must be carefully considered.

Some of the more recent change has been detrimental to Long Preston (see 4.4.g), so any future proposals must be considered carefully. Efforts should also be focused on improving the current appearance of the conservation area, particularly by repairing run-down structures or surfaces and removing unnecessary clutter. These efforts are vital to ensure the enhancement and prevent further deterioration.

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5.0 Community Involvement

**Purpose.** Although there is no statutory requirement to consult prior to designation or cancellation of designation, the Authority considers it highly desirable that there should be consultation with local residents, businesses and other local interests such as amenity bodies. It is required by law to publish any proposals for the preservation and enhancement of conservation areas, and submit these for consideration to a public meeting. We appreciate that what is valued by the community may add a new perspective to what is considered special by the Authority. The greater the public support and ‘ownership’ that can be enlisted the more likely it is that property owners are encouraged to take the right sort of action for themselves and that conservation policies succeed.

Public consultation on www.yorkshiredales.org.uk/conservationarea-appraisals
30 April to 02 August 2010

**Scope.** As part of the consultation process, a draft appraisal and management plan outline was available on the Authority’s website, together with a feedback form. This had mainly multiple-choice questions, but also some fields that allowed more detailed comments.

In addition, the county, district and parish councils were approached together with groups and organisations directly that were likely to have a special interest in the Long Preston Conservation Area. The contact list at the back (see 9.3) gives a good idea about who had been targeted, plus people living inside the designated boundary. The appraisal was advertised through leaflets for every individual household in the conservation area, and paper copies of the document and feedback form made available at the village hall and St Mary’s church, and the National Park Offices in Grassington and Bainbridge.

There was also a well attended public meeting at the village hall on 28 June 2010, chaired by Councillor Helen Firth.

**Findings.** Altogether, twenty-three people filled out the questionnaire, most of them long-time residents of the conservation area. In addition, a number of letters and emails and phone calls with more detailed comments were received.

We would like to thank everybody who took part in the public consultation process. The main issues raised were:

- A strong desire to leave the conservation area boundary unaltered
- Concern about the extent of housing and commercial development pressure
- The impact of traffic on the conservation area

A revised appraisal was considered by Members of the Yorkshire Dales National Park Authority at their meeting on 28 September 2010.
6.0 Suggested Boundary Changes

Pre-consultation. Conservation areas are primarily aimed to protect the architectural or historic interest of the built environment. Following current guidance (see 2.1), the draft appraisal suggested a tighter conservation area boundary excluding areas of landscape, semi-urban housing developments and a sewage works within the Conservation Area. The reasons for the proposed new boundary (figure 59) were mentioned when determining the character zones (see 4.4.a).

Figure 59: Proposed new boundary @ 1:15,000 (based on Ordnance Survey © Crown copyright. All rights reserved 100023740 2010)

Post-consultation. Several of the consultation responses presented cogent arguments for retaining the current conservation boundary, particularly as regards the original reasons for designation of the boundary – the significance of the “historic network of lanes leading to the pastures outside the village” and the significance of the well documented pattern of crofts and fields to the historic development of the settlement. No change to the boundary is therefore suggested.
7.0 Local Generic Guidance

**Policy guides.** The Authority has issued the following policy guides which address repair and maintenance issues in regard to the historic built environment:

- Summary Guide for Property Owners and Developers
- Advice Note 1: Replacement Windows & Doors

**Design guides.** Furthermore, the Authority has issued a *Design Guide* which sets out the general design principles we promote for use throughout the Yorkshire Dales National Park.

All of the above information is available on our website (see 9.1).

Further guidance will be issued by the Authority and published in form of Supplementary Planning Documents (SPDs).
8.0 Summary of Issues

**Concerns.** Providing an overview, the main detractors, problems and pressures for the Long Preston Conservation Area (see 4.4.g) were identified as the following:

- Traffic
- uPVC products
- Twentieth-century housing developments and historic building conversions
- Surfaces and features in the public realm
- Building repair issues

**Actions.** Some of these issues need to be addressed through statutory action by the Authority. For example, Article 4 directions can provide better control on alterations within the conservation area (see 2.2).

All proposals for the management of the Long Preston Conservation Area are outlined in Part II.
9.0 Useful Information, Appendices and Contact Details

This section comprises references to principal sources of information, a short glossary of architectural and geological terms, as well as useful names and addresses of both national and local organisations for enquiries and comments.

9.1 References and Further Reading

Note: Internet sources were accessed between December 2009 and September 2010, unless stated otherwise.

a) General Publications


b) Topic-specific Publications


Lancaster University Archaeological Unit (1993) St Mary’s Churchyard Extension, Long Preston, North Yorkshire: Archaeological Trial Trenching.


c) Publications by the Yorkshire Dales National Park Authority


d) Government Guidance and Legislation


e) Websites


Long Preston’s village website: www.longpreston.info

Old Long Preston photographs: http://www.daelnet.co.uk/local/history/oldlongpreston/contents.htm

9.2 Glossary

Ashlar Dressed stone wall of smooth surface, usually made of rectangular stone blocks and very thin mortar joints.

Designation The way of marking that a building, monument or landscape has special interest in the national context, and protecting it by law. In the United Kingdom, there are currently seven categories: listed buildings, conservation areas, scheduled monuments, registered parks and gardens, registered historic battlefields, protected wreck sites, and World Heritage Sites.

Domesday The Domesday Book is the record of the great survey of England, which was completed in 1086. To achieve this, William the Conqueror sent men all over the country to find out what or how much each landholder had in land and livestock, and what it was worth. Mention in ‘Domesday’ implies that a settlement has existed since at least 1086 but not necessarily in the same location.

Double-fronted House with a central door, its front symmetrical about an axis through the door.
Drip mould
Horizontal moulding or string course across the wall with the specific function of throwing water off and thus protecting the windows which are immediately below it.

Grade I, II*, II
Within the listed buildings designation, there are three rankings. The highest is grade I, which applies to buildings with exceptional interest, followed by grade II*, which are particularly important buildings of more than special interest. However, the vast majority of listed buildings are grade II, which are of special interest.

Heritage asset
Building, monument, site or landscape of historic, archaeological, architectural or artistic significance, whether designated or not. Conservation areas are designated groups of heritage assets where the whole is greater than the sum of its parts.

Keyed oculus
Round window with a key stone, or most often four at the cardinal points

Keystone
Central stone of an arch

Listed building
Structure or feature designated by the Secretary of State for its special historic and/or architectural interest.

Lynchet
Feature of old field systems: earth bank that has built up on the slope of a ploughed field. The disturbed soil slipped down the hillside creating a positive lynchet, while the area reduced in level became a negative lynchet. Some believe they were passively formed under the long-term action of gravity and weathering on the loosened soil of a ploughed slope, while others think they may have been intentionally formed to prevent erosion and slippage of the field.

Modillion
Ornamental bracket used in series under a cornice, seemingly supporting the eaves of an overhanging roof.

Paterae
Circular ornament resembling a dish, often worked in relief on friezes.

Slobbered rubble
Mortar splattered over stonework, instead of neatly filled joints.

Tithe
A tenth part of one's annual income contributed voluntarily or due as a tax, especially for the support of the clergy or church.

Watershot masonry
Dressed stone or squared rubble, laid with sloping beds and faces tilted slightly over toward the ground so that water does not penetrate the joints.

9.3 Contacts

Chairman to the Parish Council
Address: Nick Thwaite, 3 Croft Close, Greenbank, Long Preston, Skipton, North Yorkshire, BD23 4NA
Phone: 01729 841 188
Email: nick.thwaite@btinternet.com

Craven District Council
Address: Granville Street, Skipton, North Yorkshire, BD23 1PS
Phone: 01756 700600
Email: contactus@cravendc.gov.uk
Web: www.cravendc.gov.uk
9.4 Maps of Long Preston

See following pages
10.0 Management Proposals/Strategy

**General.** The management strategy for the Long Preston Conservation Area is contained in a separate section, as it may need to be updated more frequently than the remainder of the document. The proposals below are based on the findings of Part I, having evolved from an understanding of this historic place and an assessment of its significance and values, as well as its weaknesses and threats. The final strategy, to be agreed with the Parish Council, will be subject to regular monitoring and review.

**Parish Plan.** In 2004, the community of Long Preston took the first steps towards its management by coming up with a parish plan, because it had realised that a form of village appraisal was required in order to press the need for projects and grants. [...] The Plan itself provides a vehicle to work from over the next 15-20 years with an action plan which needs to be reviewed at least every three years to ensure that goals are being attained and monitored and that new phases of project implementation can be developed.

**Heritage Project.** In 2008, the community has taken further steps by securing a Heritage Lottery Fund of £47,200 in June 2008 to restore St Mary’s church bells and to uncover the history of the village, the latter being led and coordinated by the specifically-formed Long Preston Heritage Group over a period of five years. The aims of the project are as follows:

1. Develop the church’s history and restore the bells
2. Oral history project
3. Research into and publication of Long Preston’s history
4. Outreach activities such as work with school, workshops, exhibitions and talks
5. Involvement of the community in their heritage

**Proposed actions.** Regarding the main issues of the conservation area as summarised earlier (see 8.0), the Authority is putting forward the following management proposals for discussion:

1. Impose an Article 4 direction on the future use of uPVC replacement products (see 4.4.h)
2. Establish a local list for unlisted buildings that contribute positively to the character and appearance of the conservation area (see 4.4.c)
3. Improve understanding of the vernacular buildings of the area (The Long Preston Heritage Group are currently taking part in the National Park Authority’s Traditional Farm Building Census and are discussing hosting a recording weekend with the Yorkshire Vernacular Buildings Study Group)
4. Reinstate missing piece of stone shaft (figure 33)
5. Record unlisted milestone near Maypole Green (figure 24) with photographs and drawings to scale
6. Liaise with Highways and statutory undertakers to de-clutter signage, e.g. fix signs to buildings, remove redundant poles
7. Have 1960’s sign repaired by Authority’s ranger staff
8. Ground-surface works to village greens & cobbled areas
9. Potential for another bus shelter, funded by the Authority
10. Encourage the undergrounding of telephone wires
11. Encourage the replacement and repair of cobbled surfaces

The Authority welcomes all further contributions and ideas for the management of the conservation area, so please get in touch with us!