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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 1.

This document is an update of the 2001 appraisal in the current Yorkshire Dales National Park Authority’s corporate layout. The points raised in the previous document have been revisited and, where appropriate, extended with more detailed information. Additional points have been added in the light of current English Heritage guidance 2. However, the overall essence of the 2001 appraisal has not been altered. Changes to the boundary have not been considered. The document has been updated to coincide with a Homeowners’ Event held at Gayle Mill on 22 October 2011, which incorporates in its programme a guided walk through the conservation area. No public consultation has been carried out on this draft.

Although appraisals try to cover the main aspects of a designated area, they cannot be completely comprehensive; omission of particular buildings, features or spaces should not be taken to imply that they are of no interest 3.

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

1.1 The Area

The Gayle Conservation Area was designated on 01 March 2001. It is now one of thirty-seven such designations within the Yorkshire Dales National Park. An area of 9.20 hectares encompasses the historic core of the village and an extensive part of its immediately surrounding landscape. The overall character of the place is both informal in terms of its historical development and rural due to its vernacular architecture and natural landscape setting. Gayle is a very attractive conservation area and generally in good condition (see 4.4g).

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 Gayle Conservation Area, to evaluate and record its special interest (see 3.0-4.0). 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 Gayle’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 Gayle 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 appraisal is based on the original 2001 document which had been prepared at the request of Hawes and High Abbotside Parish Council in order to consider whether the settlement of Gayle possessed sufficient architectural or historic interest to be designated as conservation area, following on from a public meeting held with the parish council in 1997. Additional information has been included to meet the current corporate conservation area appraisal standard. Primary sources including historical maps and aerial photographs from the Authority’s Historic Environment Record have also been included. Literature and websites which may be of further interest are listed at the back (see 7.1). Site visits were undertaken between March and October 2011.

1.3 **Summary**

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2.0 Planning Policy Framework

The YDNP Authority’s policies for conservation areas, along with other related policies concerning the development and 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’ – which were saved in April 2009 and last until they will be replaced by the new Local Development Framework – are particularly relevant:

- Policy B1 – Historic landscapes
- Policy B2 – Scheduled Monuments and other nationally important sites
- Policy B3 – Other sites of archaeological significance
- Policy B4 – Historic parks and gardens
- Policy B5 – Open spaces in settlements (see 4.3.a)
- Policy B6 – Streets and plots
- Policy B7 – Building design (see Part II)
- Policy B8 – Conservation areas
- Policy B9 – Demolition within conservation areas
- Policy B10 – Shop fronts
- Policy B11 – Development within barns and walls conservation areas
- Policy B12 – The Settle-Carlisle Railway Conservation Area
- Policy B13 – Listed buildings (see 4.4.c)
- Policy B14 – Extensions and alterations to buildings
- Policy B15 – Conversion of traditional buildings
- Policy B16 – Re-occupation of former houses
- Policy B17 – Changing land to domestic use
- Policy B18 – Signs and advertisements
- Policy B19 – Advance signs and advertisements

The Local Plan is in compliance with 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.

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:

*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*

The conservation area boundary is not the same as the development or housing boundary identified in the Local Plan and has a different function, although in places the two may coincide.

**Designation.** It is the duty of the Authority to designate such areas, 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. 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.

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

The opportunity has been taken to update the 2001 appraisal to the Authority’s corporate layout style and in accordance with current guidance from English Heritage. This has the additional advantage of producing a robust and consistent document that can be of greater influence in the planning process.

Performance. Further duties of the Authority comprise, in consultation with the public, formulating and publishing proposals for the preservation and enhancement of conservation areas. It will also seriously consider the desirability of preserving or enhancing their 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. Although restrictions on permitted development rights (those minor works that do not require planning permission) are only very limited inside the National Park, Article 4 directions have the power to withdraw them.

2.2 Benefits of Designation

Conservation area status offers advantages to both the public and the 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 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 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 designation statements and 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 (90 out of the original 98 policies were saved in April 2009) 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 9 or lopping and felling trees 10. Within the National Park conservation area status only has a very limited effect on ‘permitted development’. This is because the National Park designation already restricts permitted development rights 11.

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 12. 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 13. In the Yorkshire Dales National Park there are currently only two conservation areas which have Article 4 directions: the Settle-Carlisle Railway on the erection of telecommunication masts and Castle Bolton in relation to agricultural permitted development rights.

**Management plans** – Neither the designation of a conservation area or the preparation of a character appraisal is an end in itself. The Authority is also required, in consultation with the public, to formulate management plans to help preserve and enhance conservation areas 14. 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. Because this updated appraisal is not subject to consultation management proposals are not set out in this document.
3.0 The Special Interest

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

3.1 General

The special architectural or historic interest of a conservation area is reflected in its character or appearance which it is desirable to preserve or enhance.

When searching for the special interest of the Gayle 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 \(^1\). 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 \(^2\).

The significance of a place embraces all cultural and natural heritage values. These are:

- **Evidential value**: the physical remains of past human activity. In the absence of written records, the material record provides the only evidence about the distant past.
- **Historical value**: the ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic value**: the sensory and intellectual stimulation people draw from a place. It can be the result of the design of a place or its (often seemingly organic) development over time.
- **Communal value**: the meanings of a place for the people who relate to it \(^3\).

3.2 Summary of the Special Interest of the Gayle Conservation Area

The special character of Gayle lies in the following:

- **Evidential value**: vernacular buildings dating from the late-seventeenth century onwards, some of which show elements of Classical Architecture; buildings with an industrial past, in particular the Grade-II*-listed Gayle Mill which is also a scheduled monument (see 4.4.c+d); the historic core of the village is fairly unspoilt by modern development with the majority of buildings dating from the nineteenth century or earlier, so its overall layout has been retained since at least the mid-nineteenth century (see 4.1.b); noteworthy historic features within the public/private realm include the late-nineteenth-century drinking fountain, the graveyard to the Sandemanian Chapel, and the survival of a large amount of decorative cast and wrought iron gates and railings which often carry Classical urns on top of their posts (see 4.4.e)
- **Historical value**: development of settlement from an agricultural village with a subsidiary knitting industry to the establishment of an early water-powered textile industry at Gayle (see 4.2.a + 4.4.b)
• **Aesthetic value**: several attractive views, in particular those from Gayle Bridge; a variety of well-related spaces like the narrow alley of The Wynd or the compact western part of the village as well as the more open space along the eastside of the beck *(see 4.3 + 4.4.a)*

• **Communal value**: fine landscape setting of the village *(see 4.1.c + 4.3.b)* and broadcasting of Gayle Mill as part of the 2004 BBC Restoration series attracts walkers and other visitors into the conservation area; the attractive and well-kept historic environment and its setting provide a desirable place to live for its residents *(see 4.4.g)*
4.0 Assessing Special Interest

This chapter at the core of the appraisal comprises a detailed analysis of the special interest of the Gayle 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 Gayle Conservation Area.

a) Location and Context

The village of Gayle lies within the parish of Hawes and High Abbotside, North Yorkshire, and is located in the northern part of the Yorkshire Dales National Park in Wensleydale (figure 01). The national grid reference is SD 871 892. The nearest larger settlement is the busy market town of Hawes which lies only 600 metres to the north of Gayle.

Figure 01: Location maps (left @ 1:200,000, conservation area boundary in pink – map data © Crown copyright and database rights 2011 Ordnance Survey 100023740; right – not to scale, graphics © Gaby Rose, YDNPA, 2010)

Gayle is a medium-sized village of approximately 150 houses, although nearly ninety of these have been constructed in the last thirty to forty years and are not of architectural distinction. Hence the conservation area only includes the historic core of the Gayle, which is in the south-eastern part of the village.

Detailed maps of Gayle can be found in the appendix (see 7.4).

b) General Character and Plan Form

The nature of the Gayle Conservation Area is rural due to its landscape setting and vernacular architecture. The built environment forms a compact cluster around the beck, with buildings generally aligned in an informal manner along the roads, indicating that the place grew organically over time and only a small part of its layout was planned and designed (see 4.4.a).

There can be little doubt that the historic core of Gayle possesses a unique character and appeal that makes it truly special. The term ‘locally distinctive’ could almost have been coined with Gayle in mind and, even today, when the pressure for and the effects of change are often so great, Gayle for the most part retains a timeless quality.

The architectural writer Pevsner is, perhaps, being a little fanciful when he describes the village as being:
almost as intricate as an Italian stone village

but, in its rugged windswept Pennine context, the village could be seen as sharing similar aspects of complexity and of compactness. Much nearer the mark in defining the essential character and interest of the old village are local historians Ella Pontefract and Marie Hartley. In an eloquent description they see the village as having:

*Qualities which make for quaintness: hills rising above it, houses grouped around the beck, narrow alleys, a bridge, a mill, each so perfectly placed that a first view is startling*

That brief sketch identifies all of the key aspects which combine to make up the character of the village: the narrow lanes and winding passageways which run between the small grey stone cottages and houses *(figures 13 & 22)*; the range of breathtaking views that are available from various points in the village but particularly from the vicinity of Gayle Bridge *(figures 08-09)*; and, most importantly for the form of the village, the topographical setting and the role played by the beck, which plunges downwards from the heart of the village, in a series of shallow waterfalls, towards the landmark presence of Gayle Mill *(figure 42)* and the pepperpot form of Hawes church tower in the background *(figure 15)*.

It is notable that the layout of the historic village has changed little since the mid-nineteenth century *(figure 02)*. This provides us with an evidential value which is part of the special interest of the Gayle Conservation Area *(see 3.0)*.

c) Landscape Setting

The fine landscape setting of Gayle provides a communal value as it attracts walkers and visitors into the conservation area. This communal value is part of the special interest of the Gayle Conservation Area *(see 3.0)*. The map below *(figure 03)* gives an overview of the main landscape features in Gayle: the large extent of green space, the upwards sloping of the terrain to the south, and the beck cutting the through the entire length of the conservation area, dividing it into two distinct character zones *(see 4.4a)*.
The village sits on gently sloping ground in a narrow basin at the end of the compact valley of Sleddale at a point where Gayle Beck begins its steeper decent down towards Hawes in the north and eventually to the River Ure in bottom of Wensleydale. The beck within the conservation area is relatively wide and flat and reasonably slow-flowing and thus offers a fording point for road communication, both for routes along the south side of Wensleydale and also down the valley from the Roman road and important medieval route of the Cam High Road crossing the head of Sleddale on its way towards Bainbridge. The beck adds much character to the conservation area, especially when the water is low and its interesting pattern of limestone bedrock is exposed (figure 04).

There is a millpond (figure 05) at the southern tip of the conservation area which is now a wetland area that only rarely partly fills with water.
4.2 Historic Development and Archaeology

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

a) Origins and Historic Development of the Area

The development of the settlement provides a historical value which is part of the special interest of the Gayle Conservation Area (see 3.0).

Origins. The nineteenth-century writer Edmund Bogg suggests that the village is probably one of the most ancient in the dale and probably of Celtic founding but there is surprisingly little evidence available which might shed light on the origins, or subsequent history of the settlement until the modern era. Earthwork remains situated near to Blackburn Hall, 500m to the east of the village, were excavated in the late 1970s. The inconclusive results of this work suggest that this feature may have been a partially defended shieling or summer outstation dating from the mid-ninth century. The relationship of this substantial feature to an almost adjacent field system, which survives as series of low earth-banks, was also difficult to establish with any accuracy.

The present day name is probably derived from a Norse topographical description – seldalegale – meaning a ravine situated in a ravine-like valley. A vaccarie, or dairy farm, called Slebaledal, and a lodge called Sledabigail (possibly the same place) is recorded as having existed in the thirteenth century and land at Hawes and Gayle was in Crown possession at the time of Richard II. No other material has come down to us from the mediaeval period. A survey of Crown land carried out by James I in 1603 reveals that, at that time, Gayle was probably the largest settlement in the upper dale with forty-two men having land while near by Hawes only had nineteen, but this situation began to be reversed once Hawes received its market charter in 1700.

Historic development. By the later seventeenth century Gayle had become renowned for its knitting trade, a factor which no doubt influenced the establishment of one of the world’s earliest textile mills at Gayle in circa 1784. The houses on either side of Clints House were originally built as workshops and warehouses to serve this burgeoning textile industry, although a proud local tradition of hand-knitting continued in Gayle until well into the nineteenth century.

Leases for the prospecting of coal were made in the early eighteenth century and a colliery, which employed men and women from Gayle, was established at Storth, 3km to the south, by the end of the century. The 1851 census records that twenty-two people from Gayle were employed at ‘Storth Pits’. Stone was extracted from the beck, opposite the Beckstones, in the late eighteenth century for use on Alexander
Fothergill’s improvements to the Richmond – Lancaster Turnpike. Sandstone, for walling and for floors and roofs, and limestone for the liming of ‘sour’ agricultural land, was won from quarries at nearby Scaur Head and East Shaw Farm in the nineteenth century and men from Gayle may also have travelled to the Burtersett slate and stone quarries to work during the boom years from 1850 to 1880. Gayle is recorded as having a butcher, Jeffrey Spenser, in 1803 and at the end of the nineteenth century there were, apparently, four shops and at least one public house in the village.

Development in the twentieth century was not extensive until the 1960s and 70s when the Little Ings estate development was built to the west of Gayle Lane, followed by a smaller group on the narrow strip between the road and Gayle Beck in the 1980s. Further houses have been built on an individual basis, as infill in the West End area, and as a ribbon development of bungalows along Marridales. Taken together, this modern housing provision – which is beyond the conservation area boundary (figure 02) – has more than doubled the size of the village in the last forty years, resulting in a design style and layout of buildings which is completely alien from the historic core of the village.

b) Archaeology

The Gayle Conservation Area has one scheduled monument, Gayle Mill, which was designated in 1988. It is made up of two parts: the area immediately around the mill and the mill pond further south (figure 06). The scheduled monument also includes the channel cut into the limestone riverbed diagonally across from the north bank to the corner of the pond, which is currently excluded from the conservation area boundary. In times of low water this channel would capture the entire flow of the watercourse and direct it to the Mill Pond. The Pond would fill overnight and the water could be released back into the beck in the morning to travel downstream to the weir and under the bridge. Although

Figure 06: Archaeological features @ 1:5,000 (aerial photograph © GeoPerspectives; graphics © Gaby Rose, YDNPA, 2011)
this arrangement is not unique, it is fairly unusual as at most mills the back-up water supply feeds directly into the mill race.

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 Key Views and Vistas

Attractive views and well-related spaces provide an aesthetic value while the fine landscape setting of Gayle provides a communal value attracting walkers and visitors into the conservation area – which is all part of the special interest of the conservation area. The map below identifies important views into, out of and within the conservation area, as well as focal points such as landmark structures or open or enclosed spaces that draw the eye.

Figure 07: Key views @ 1:5,000 (map data © Crown copyright and database rights 2011 Ordnance Survey 100023740; graphics © Gaby Rose, YDNPA, 2011)

(1) View from Gayle Bridge to the southwest, with the row of former textile buildings to the left (figure 08).

Figure 08: View 1 (photo © Gaby Rose, YDNPA, 2011)
(2) View from Gayle Bridge to the northeast towards Gayle Mill, Hawes church tower and Stags Fell in the background. Note the detrimental impact of the electricity poles (figure 09).

Figure 09: View 2 (photo © Gaby Rose, YDNPA, 2011)

(3) View from the public footpath outside the conservation area over the West End with Stags Fell in the background (figure 10).

Figure 10: View 3 (photo © Gaby Rose, YDNPA, 2011)

(4) View over the ford to the West End (figure 11).

Figure 11: View 4 (photo © Gaby Rose, YDNPA, 2011)

(5) View from Bence over the conservation area with Stags Fell in the background. Note the car parking on The Green on the left, which has a detrimental effect upon the conservation area (figure 12).

Figure 12: View 5 (photo © Gaby Rose, YDNPA, 2011)
(6) View down the Wynd. Note the rhythm the building row creates on the right by stepping back at intervals (figure 13).

Figure 13: View 6 (photo © Gaby Rose, YDNPA, 2011)

(7) View from public footpath in the north towards Gayle with the Mill on the far right (figure 14).

Figure 14: View 7 (photo © Gaby Rose, YDNPA, 2011)

(8) View along public footpath in the north across the boundary of the conservation area towards Hawes church tower (figure 15).

Figure 15: View 8 (photo © Gaby Rose, YDNPA, 2011)

4.4 Character Analysis

This section is key to the appraisal. It unravels the character of the Gayle 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 Zones

The beck is the very heart and soul of Gayle. It divides the village into two very distinct areas of differing character (figure 03).

West End. To the west, the village is compact and clustered into small plots of a high density. There are hardly any front gardens of substance –
with the exception of the beautifully walled garden at East and West Cottages (figure 16) – and those few rear spaces that exist are almost all hidden from view. This results in a townscape that appears to consist entirely of small public spaces in the form of lanes and passageways. While in plan, the orientation of these buildings is almost always along the contour in a more or less southwest-to-northeast axis, on the ground there seems to be little real legibility as the routes through the built area have few visual links to each other and there are no landmark buildings or focal points for people to navigate towards.

Most of the buildings here are arranged into a number of terraces or short rows along either side of the Gaits, with Hargill and the Garris forming short offshoots from a small, informal, central square (figure 17). The latter has little in the way of a communal focus, although a late-nineteenth-century drinking water fountain (figure 50/3) is still located, unobtrusively, against the blank gable wall of East Cottage. There is no significant building or other focal point here and this space seems to have been created almost by accident rather than design. The high ratio of building height to street width and a lack of clear visual routes combine to create a strong sense of enclosure. The only exceptions to this occur when gaps between buildings are encountered which allow for views towards the more open space offered by the beck.

Hargill is an attractive row of individually built stone cottages situated next to the beck but separated from it by a row of small gardens. The cottages are of differing periods and display evidence of various rebuilds. The sloping topography here leads to an arrangement of differing floor levels and a corresponding randomness in the positioning of windows, all under an irregular roofline which steps down towards the northeast to terminate in the hipped shape at Bridge End, a polite element used in the 1820s. Kneelers have been reused from an earlier phase and stuck in a rather
peculiar fashion to the hipped eaves. The windows here show elongated glass panes which can be found throughout the conservation area. An attractive, narrow, roughly cobbled, public pathway (figure 51/2) separates the house fronts from a number of small, individual gardens set along side the beck, each bounded by well-constructed stone boundary walls topped by good-quality narrow triangular copings. The cobbles are sometimes narrow pieces which may well go deep into the ground. The pathway, cottages, and gardens create an extremely attractive and harmonious scene which, because of its simplicity, lack of ostentation and its location, adjacent to the beck, adds considerably to the rich character of the village (figure 18).

Figure 18: Hargill (photo © Gaby Rose, YDNPA, 2011)

The L-shaped form of Garris House terminates the open space beyond Hargill’s gardens and effectively acts as the eastern end of the narrow street known as The Gaits. Beyond Garris House a pair of houses known as Ivy House and South View (figure 33) are arranged so that their fronts face towards the beck. The well proportioned front elevations and small front gardens, with their tall dry stone boundary walls set right against the side of the beck, are a particularly attractive and prominent part of the view which one sees from the Bence (figure 12), the road which climbs steeply out of the village towards Duerley and the upper reaches of Sleddale.

The narrow street known as The Gaits forms a more linear axis, with almost all of its buildings being set against the edge of the narrow street. Those to the northern row tend to follow a more consistent building line than those to the south which are arranged in a more irregular grouping (figure 19) that is only broken by the gap left to allow access down the contour towards the ford. Beyond the house known as The Flags (figure 29), The Gaits continues as late-nineteenth-century ribbon development ending today, at The Hill, in a collection of attractive small outbuildings with local vernacular characteristics.
The area to the east of Gayle Beck is similar in terms of its building density to the eastern group of buildings but here, a slightly more formal pattern occurs as a result of the deliberate planning involved in creating the complex of textile warehouses and outbuildings around an informal courtyard area (figure 20) in the mid-to-late-eighteenth century. Two rows of buildings are aligned in parallel, with Beckstones and the more irregular grouping from Beck House (figure 35) to the Old Hall (figure 46) facing the beck and the narrow passage of The Wynd (figure 13) being located behind.

The buildings fronting Gayle Beck are mostly taller and generally have a more formal, designed character (figure 21). Windows here are usually carefully arranged to provide symmetry and they are often grouped around central doorways. More ostentatious decoration is provided, ranging from the ornate door head in the porch at Old Hall (figure 46) to the Classical door-case at Clints House (figure 39). However, the latter is a mid-twentieth-century addition which rivals the historic pitched stone-slate pediments in the village. Much earlier links to Classical Architecture can be found Old Hall and Force Head farmhouse (figure 40).
The stonework to most of these houses is of good quality with many of the elevations displaying cut sandstone blocks laid to regular or watershot courses. Although most of these buildings were subject to quite significant alterations in the nineteenth and twentieth centuries when they were converted from commercial to domestic uses they still retain, as a group, a charm and architectural sophistication which is all too rare in most Dales villages. These qualities are significantly enhanced by the large survival of decorative cast and wrought iron railings (figure 48), often with Classical design elements, which demark some of the very characteristic shallow plots which front these houses.

To the rear of this group The Wynd has a series of small cottages built individually and to varying masses, which sit right up against the passageway (figure 13). Wynd House (figure 38) and its attached cottage is older, somewhat larger and more complex in form and its cart house extension projects slightly into the passage to reduce the narrow width of The Wynd still further. This undulating passage narrows again at the angled turn at Corner Cottage and here, an area of real interest is further enhanced by the various small lean-to extensions; the provision of stone steps to access lofts or raised doorways; and the number of small boundary walls and railings which exist (figure 22). However, this interest is undermined by a number of intrusive modern factors. The array of overhead wires and poles which are situated next to Rose Cottage and Gayle Farmhouse are particularly detrimental while the recent insertion of modern doors and window fittings also impacts on the special interest of this area, the uPVC bay window in the row being particularly harmful in this respect. The Wynd continues as a narrow passage to exit at a point near to the bridge. The special character of this arrangement of buildings and public thoroughfares is most clearly observed from the large expanse of The Green where the ends of each of these rows can be seen to form a clear physical demarcation of the settlement form.
Gayle Bridge (figure 41) probably affords the best viewpoint from which to observe the special character and appearance of the village. It also offers a further dramatic vista, this time downstream, towards the landmark form of Gayle Mill (figure 42). Foreground interest here is provided both by the steepening gradient of the beck, as it falls away over a series of limestone shelves to the west side of the mill, and also by the visual axis provided by the mill’s stone head race which collects water, from directly under the Bridge. Beyond the mill a widening panorama opens up with Bealah Bank forming a graceful curve to enclose both the beck and an arrangement of small rectangular meadows which flank the beck on its short journey towards Hawes. This viewpoint, and the return view back towards the built form of the village from Bealah Bank (figure 14), is of tremendous importance to the special interest of the village and it is fortunate that the modern development along Gayle Lane is mostly shielded from view by the presence of various mature trees along the riverbank.

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

Knitting industry. Before Gayle Mill existed, the women and children of Gayle were employed in seasonal farming, as servants, and as hand knitters. […] In Wensleydale, the hand-knitting industry was centred in Gayle and nearby Burtersett. Both were major centres for knitting until the late nineteenth century. […] Gayle Mill supplied wool yarn to the local knitters, who would then knit the required products and be paid a few pennies per item. The system allowed working families to earn a meagre but steady income whilst pursuing a range of seasonal employments around Wensleydale.²

Cotton mill. To feed […] England’s economic boom a network of wagon-ways, canals and turnpike roads was extended, often cutting across the rural landscape. The new roads served local economies and linked into national and international markets. For Wensleydale, and in particular Gayle, an improvement in land transportation came in 1751 when the market town of Richmond was connected to the growing port of Lancaster by a new turnpike road. This road ran extremely close to Gayle and joined the community to trans-Pennine trade routes. Gayle now had improved access to raw cotton and other imports, and the expanding manufacturing districts of Lancashire.

Eighteenth-century Lancashire was at the centre of the cotton trade. […] Demand for cotton goods was transforming the British economy, helping to power the Industrial Revolution. Indeed in the 1760s the industry was facing a supply bottleneck, as domestic spinners could not produce enough yarn for weavers.
In 1769, the industry’s prayers where answered when Richard Arkwright patented a water-powered spinning machine and, in 1771, built what could be described as the world’s first factory at Cromford in Derbyshire. The mill was built to house all the equipment needed to turn raw cotton into spun yarn and weave it into cloth. Arkwright became the first cotton millionaire of the industrial age, but in the mid-1780s, he lost his long-running legal battle to protect his patents. This event seems to have acted as a catalyst to mill building in Wensleydale and elsewhere. [...]  

Thomas and Oswald Routh were part of a long-established Gayle family. [...] They were both men of considerable wealth and held land and property in the area. They were both Freemen and Trustees of the Manor of Bainbridge, of which Gayle was part, and they would have had considerable influence in the district. They also had mining interests in the locality. As successful businessmen they had capital to invest and had strong links with London [...] Thomas and Oswald chose to invest some of their money in building a cotton-spinning mill, Gayle Mill, on their own land by the side of Gayle Beck [...] 

Gayle Mill was one of three cotton mills built in Upper Wensleydale in the late eighteenth century. The mill at Askrigg (“The Flax Mill”) was of similar proportions to Gayle Mill. The third, at Aygarth [...] 

There is evidence that some members of the Routh family had connections to the ‘Triangular Trade’ [...] The outward leg of the triangle involved the export of manufactured goods, such as cloth, trinkets, guns and metals from European ports to West Africa. The middle leg involved the transportation of enslaved people from Africa to the Caribbean and the Americas. The homeward leg carried cotton, sugar, tobacco, rum, coffee and other exotic goods back to Europe. [...] 

It is possible that the family connections, links and access to profitable trade, and the wealth it could bring, influenced the decision to enter into the world of cotton production in Gayle. Importation of cheap raw cotton from America or the Caribbean and the potential for lucrative profits may have eased any anxieties. [...] 

The Rouths had been at the forefront of the cotton boom and at first their innovation had paid off. However improvements in steam technology shifted the economics of mills to more favourable locations. The relatively remote location, poor communications and lack of competitive and reliable energy supplies, forced Gayle Mill and other mills in the Dale to the margins of economic viability 3. 

Saw mill. Little is known currently about the activities within the Mill from around 1840 [...] until 1867 when it had been transformed into a sawmill. There is evidence within the Mill of domestic occupation during this period. [...] 

By the 1880s, Gayle Mill was a state-of-the-art sawmill. [...] At that time, the business was geared towards serving the rural economy of Gayle, Hawes and Wensleydale. This meant the production of gates, stiles and fencing for farmers and the repair and manufacture of carts, hay-rakes, gigs, coffins, window frames, doors and hand tools. [...] 

The Mill worked to a seasonal cycle. In winter months, trees were gathered in. Some were windfalls, but they were mostly felled from local woods. As winter turned to spring, sawing gave way to manufacturing. [...] With autumn the sawing season would begin again 4. 

Hydro-electric power. Gayle Mill also appears to have had some involvement in the early experimentation with hydro-electricity, and there is physical evidence of this in the Mill. The original wooden fuse board on the wheel pit wall appears to date from around 1910-12. Written on this board, under each fuse in turn, are the words ‘mill lights’, Gayle street...
light’ and ‘house switch’. [...] It had been thought the house referred to was Clints House, which was originally in the Routh Estate and had been part of the warehousing complex at Beckstones associated with the Mill. [...] Although no members of the Routh family were living at Clints House during the early electricity phase of the Mill’s history [...] William James Alderson, who later went on to buy the Mill, did live at Clints House and acted as land agent for JCC Routh.

In 1923 the Hawes Electric Light Company occupied parts of the mill until the 1930s.

Electricity production and use continued in the Mill until around 1986.

c) Quality of Buildings and Their Contribution to the Area

Gayle’s attractive vernacular buildings dating from the late-seventeenth century onwards, some of which show elements of Classical Architecture, and buildings with an industrial past provide an evidential value which is part of the special interest of the Gayle Conservation Area (see 3.0).

Only few traditional farm buildings exist and many have been converted, such as the former barn along Marridales (figure 23), often at a significant loss of their agricultural character. Physical evidence of former round-arched chart entrances can be found in the village like at Wynd House (figure 38), though otherwise the buildings have attained a more domestic appearance. In contrast, the unconverted outbuilding near The Green retains much of its original character, and this should be heeded when carrying out construction works in the future. The former industrial buildings (figure 21), too, have undergone physical changes when converting into domestic use. However, Gayle Mill (figure 42) has kept much of its historic character, which was the intention of its recent restoration programme.

The buildings within the conservation area generally pre-date the twentieth century, with only a few modern additions having appeared in the last hundred years (figure 02). They are made of sandstone with stone slate roofs in diminishing courses and are mostly two storeys high, although some of the former industrial buildings are of three storeys – Gayle Mill (figure 42) and Yarn House (figure 37) – and the former Sandemanian Chapel is on one level only. The roofs are double-pitched, sometimes displaying stone gutter brackets or modillions, and there are prominent hipped roofs in West End at Bridge End (figure 18) and the extension to the Methodist Chapel (figure 27). Two roofs cover the double-pile plan at Beck House (figure 35) in East End. The facing stonework ranges from coursed masonry to random rubble, and there are also some examples of watershot masonry, which is most prominent on Clints House. As an exception, one building along Gaits has a peculiar black-pebble-dashed render to its front elevation. Several gable ends...
display protruding an irregular pattern of through-stones, which adds to the rural character of the village (figure 24). Quoins are often medium-sized and flush with the stonework, yet there are some buildings with protruding quoins such as East House (figure 26). Mortar joints are flush to the walls, and there are few examples of slobbered stonework. However, modern strap pointing also exists, like at the front facade of Chapel House (figure 28). Tall chimneys can be found there as well and at East House and Old Hall (figure 46).

The buildings are often arranged in terraces, with the linear element more apparent in the East End, the former industrial part of the village. The rows in the West End are shorter and, when combined with the change of topography, present a more organic ensemble: the buildings are not always set in a continuous line and the roofscape appears more ‘jumbled’ (figure 18). Although on plan this difference in character is not necessarily apparent, on the ground there is a greater feeling of order in the East End, in particular when looking at the buildings facing the beck (figure 21). Here the generosity of space provides a very different experience than to viewing the buildings from the close proximity of a narrow lane. However, the enclosure of space can also be experienced along The Wynd in the East End (figures 13 & 22), the back area of the industrial quarter which has more organically grown with design issues playing only a minor role.

It is not only the arrangement of the buildings that differs east to west but also their style. It is notable that all listed buildings are in the East End. This part of the village has not only the oldest buildings in the village like Force Head farmhouse (figure 40) and Old Hall (figure 46) but also those displaying more interesting architectural features, including elements of Classical design. Most notable is the use of pediments over the entrance doors, either in a humble fashion when using pitched stone slates (figures 35 & 44) or, at its most extravagant, at Clints House with a full Classical door surround dating from the mid-twentieth century (figure 39). The latter provides a very polite architectural element in an otherwise vernacular environment. Regarding window openings, they are predominantly in a sill-and-lintel construction, usually with thin slabs. Multi-pane windows sometimes have elongated pieces of glass instead of square ones, as can be seen on Gayle Mill (figure 42). East House (figure 26) has full stone surround dressings and the Methodist Chapel (figure 27) arch-headed openings. A few examples in the East End are more special interest, namely the double-chamfered, the round-headed and the Venetian windows at Old Hall and the moulded window architraves with flat-faced mullions at Force Head farmhouse, both dating from around 1700. It is notable that those two houses also have interesting door surrounds like the inscribed lintel with moulded arris at the former and the capitals and keystones together with a moulded cornice and detached pediment at the latter. However, ornate door heads can be found throughout the village, also at Flags Cottage (figure 29) in the West End.

Other architectural features of interest are the external staircases in The Wynd (figure 22) and at the barn on Marridales (figure 23) in the East End and the dovecotes on an outbuilding at Hill House in the West End.
There is also a quantity of small outbuildings dotted throughout the village which add to the character of the historic environment (figure 25).

**Figure 25: Outbuilding adjoining Old Hall (photo © Gaby Rose, YDNPA, 2011)**

**Listed buildings.** Listed buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. It should be noted that the designation protects the inside as well as the outside of a listed structure, even though interiors are not always featured in the list description. Furthermore, 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. Proposals for the demolition of listed buildings and internal or external alterations in any manner which affect their character, including curtilage structures, require listed building consent. Some works will also require planning permission. It is always advisable to contact the Authority when intending to undertake work to a listed building or any structures nearby.

Policy B13 of the Local Plan deals with development related to listed buildings or structures, including their setting. The aim of the policy is to ensure that those buildings that are listed by law as being of architectural or historic interest are protected from development that would result in a loss of their special character. There are about 1,700 listed buildings in the National Park, which represent the best preserved examples of their type and make a particularly important contribution to the overall character of the Yorkshire Dales.

Despite being a relatively small settlement and one which is mostly pre-disposed towards the architectural form of the small cottage or linked terraced row, there are in fact a surprisingly large proportion of interesting buildings to be found in the early part of the village. This is reflected in the comparatively high number of buildings and structures that are included on the Statutory List of Buildings of Special Architectural or Historic Interest. It is instructive to compare Gayle, which has nine listed structures – marked red on the map in the appendix (see 7.4) – with its near neighbour Hawes, a settlement which is almost three times the size of the older part of Gayle, but which only possesses five such structures. This probably reflects both the earlier origins of Gayle and the relative prosperity that the village enjoyed during the seventeenth to late-eighteenth centuries before being eclipsed by the growth of Hawes after that period.

A summary description with a photograph of each of the listed buildings can be found in the next section (see 4.4.d).

**Unlisted buildings.** The majority of unlisted buildings and other historic features, such as bridges or guide stones, contribute to the character of a conservation area, yet they are not protected from unwanted change or neglect. Structures that are not nationally listed but are significant 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. For inclusion in a local list, unlisted structures that contribute positively to the special character or appearance of the Gayle 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

The Authority does not currently have a local list but encourages, through the writing of the conservation area appraisals, the identification of such unlisted structures.

The 2001 appraisal flagged up a quantity of such buildings. Their locations are marked blue on the map at the back (see 7.4), and their descriptions below are amended with the findings of 2011.

A good example is East House on Marridales, which probably dates from the late-eighteenth century with alterations made in the mid-to-late-nineteenth century. Its balanced and very prestigious front is built from well-coursed rectangular sandstone blocks, pronounced ashlar quoins and sawn flat-faced window surrounds, and may be a later re-fronting of an earlier L-shaped range. The ground-floor windows, which used to be the same height as those above, are very obviously raised. In 2001, nineteenth-century sashes survived to the windows, but were replaced by 2011 with uPVC sashes. The centrally placed door has a flat hood supported by simple concave-moulded brackets, and its splayed jambs seem to be taken straight out of a late-eighteenth-century copy book. Like the window surrounds, the door surround is tooled with fine lines, although the latter’s markings are more detailed in design. The main elevation also has two stone plaques which may originate from an earlier building; the slate above the door shows remnants of an elaborate carving and the house name in its centre, while the smaller one on the right carries the inscription ‘W + W 1799’. The stone slate roof is finished with stone verge copings and carved kneelers, and the ogee-moulded gutter is probably of twentieth-century origin. Integral multi-flue end chimney stacks provide plenty of heat and are likely to originate from the nineteenth century when coal became cheaper (figure 26). Protruding through-stones on the west gable form a vividly irregular pattern that is in great contrast with the strict symmetry of the main façade. The attractive private garden area retains an earth closet and is boarded by spear-headed iron railings with urn-shaped finials on every post.
Another building which demonstrates some degree of stylistic sophistication is the Methodist Chapel in West End contributing considerably to the street scene at the very edge of the conservation area. It too has been modified and re-fronted. Built in 1833 as a smaller Wesleyan Chapel, in 1879 (see inscription on the central front ‘gable’) its eaves were raised to accommodate an internal first-floor gallery and it was provided with a new decorated front. The façade now consists of rock-hewn rusticated stonework with flush ashlar quoins and a mixture of different cut stone window and door surrounds with semi-circular heads, keystones, impostes and blank shield devices. The entrance has a heavy pyramidal pediment with moulded cornices, over-light, plain pilasters and capitals. The door surround and window sills, both with ‘rounded edges’, and iron boundary railings probably date from the 1833 building. The plain-cut window surrounds are later. The lower extension to the east with hipped roof has round-headed windows in watershot ashlar block walling. Like the main building, the stonework is of a mottled grey-and-orange colour yet with a smooth surface. Both buildings have stone gutter brackets, but they are more elongated in shape on the extension. Victorian timber sashes exist on the main building but the original windows have been replaced with uPVC products on the extension (figure 27). Round-headed windows carry on at the back and are possibly original to the Wesleyan Chapel, and there are also the remains of a dark-grey render on the main building.

Chapel House behind the Methodist Chapel has simple slab stone sills and lintels in coursed (to the front) and random rubble walling. The eaves
to the front are supplied with stone gutter brackets and the stone slate roof has tall (end) stacks. The contemporary barn to the eastern end of the range is now converted and part of the house (figure 28).

Other notable buildings include *Flags Cottage* in The Gaits, which includes a pitched pediment, typical of the village, and the remnants of a seventeenth-century moulded door surround with a carved date stone 1669 within a much-remodelled front elevation. The elaborate door lintel is raised and fitting door jambs which consist of moulded quoins exist on the left-hand side only (figure 29).

Two doors to the west is *Friar Hill* which displays some seventeenth-century round-headed windows in its rear elevation, in a house that otherwise appears to have been subject to a major nineteenth-century recasting. Rectangular stone gutter brackets give a distinct character to the eaves lines on an otherwise fairly unremarkable road-side façade, and the left-hand part of the building is made of coursed watershot masonry. The uPVC fenestration with modern opening patterns and fake leaded glazing bars has a detrimental effect (figure 30).
Other interesting houses in The Gaits are *East and West Cottages*, a pair of tall two-and-a-half storey semi-detached cottages with additions to the rear. Late-nineteenth-century sash windows survived in 2001, but had been replaced with uPVC by 2011. Window surrounds consist of slim stone lintels and sills, and the quoins visually almost merge with the main masonry fabric. The stone gutter brackets, set in alternating groups of twos and threes, and the gable chimney stacks are particularly prominent in views from Gayle Bridge. The eaves seem high and the windows only few and small when compared to the proportion of the elevation, and a change of stone at half-way point and remnants of a horizontal line above ground floor suggest that some rebuilding had been done (figure 31). The front gardens have very attractive stone boundary walls with distinctive thin triangular copings (figure 16).

The *cottage attached to Rolands* has an asymmetrical door and window layout. In 2001 it still retained nineteenth-century joinery to its attractive roadside elevation, but this had been replaced with uPVC windows by 2011 (figure 32).
Ivy House/South View is interesting because, while located on the Gaits, it is positioned so as to face the beck, from where it is an extremely prominent landmark building especially from the foot of the Bence. The house seems two rooms deep and had plenty of fireplaces. Quoins are very slim, which is seen on other buildings in the village. The gable ends have kneelers but copings are missing. That it has early-nineteenth-century origins is evidenced by a bold ashlar door surround, but unfortunately, its architectural character has been somewhat eroded by unsympathetic modern window fittings. The original building was a well-proportioned three-bay house and this is still clearly visible on the main façade (figure 33). At the back there is evidence of a former larger opening, maybe a cart or shop entrance.

In the west end of the conservation area is Hillhouse/Yoredale which is a mirrored semi-detached building and rather of a townhouse than vernacular design. It is an interesting contribution to Gayle with fine Classical door surrounds that remind of East House (figure 26). These here, however, have a tiny rosette in the middle of the door head and it is noteworthy that the consol brackets are too narrow for the corresponding jambs. It is curious that the door on the right only has a shallow relieving arch over. Quoins are cut and rusticated and the paired gutter brackets seem too-far spaced. Unfortunately, the symmetry and uniformity of the building has been destroyed by changes to the masonry treatment and windows and doors due to separate ownerships (figure 34).
Across the beck in East End, a number of houses such as *Beck House* and Duerley House display attractive, mostly symmetrical elevations. The former probably dates from the early-nineteenth-century, being double pile in plan and having slab stone lintels and stone gutter brackets which are typical of that period. The pitched stone slate pediment over the front door is a characteristic feature of Gayle being found in a number of houses in the village. Again, uPVC windows are detrimental to the historic character of this building (figure 35).

*Duerley House*, an end terraced cottage, has had its front remodelled in the middle of the twentieth century as part of a conversion from a shop to a pair of cottages (figure 36). However, a flat-faced mullion window to the rear suggests mid-to-late-eighteenth-century origins and it may well have had a function in the group of textile processing buildings originally built in this area.
Likewise, Yarn House and Mallard Cottage at the southwest end of Beckstones were probably once two-and-a-half storey warehouses. However, these have fared less well as a result of nineteenth-and-twentieth-century alterations and the modern fenestration here is somewhat unsympathetic. A photo from about 1950 shows a very different layout to the whole elevation. Along the downpipe there are quoins that belong to Yarn House, indicating that it started off as a well-proportioned detached structure (figure 37).

Wynd House and its attached later cottage and cart shed are a particularly attractive part of the street scene in The Wynd. The complex form of this group and particularly its rooftops make a positive contribution to the architectural interest of the area. However, the nineteenth-century joinery to most of the openings and the good-quality detailing to the cart shed opening, which still existed in 2001, had been removed by 2011 (figure 38).
d) Audit of Designated Heritage Assets

This section describes the appearance, condition and history of the nine listed buildings within the Gayle Conservation Area in alphabetical order. Their locations are marked red on the map at the back (see 7.4). There are no Buildings at Risk in the conservation area. The bullet-point descriptions are based on the list entries, unless stated otherwise.

Clints House and railings (figure 39), grade II listed –

- House and railings
- Bought by the Routh family before 1782
- Coursed watershot masonry, stone slate roof, wrought-iron railings
- 2 storeys, 2 first-floor windows; to left, 6-panel door in wooden Roman Doric doorcase with broken pediment; 16-pane sash windows; stack on verge at left end, and ridge stack to right
- Simple railings in front of house with urn finials to standards rising up to point in front of door
- Current condition: good

Figure 39: Clints House (photo © Gaby Rose, YDNPA, 2011)

The most ostentatious house in Gayle is Clints House in Beckstones. The house, which has eighteenth century origins, was situated within a complex of combing and carding shops. However, its front elevation is
constructed from coursed watershot stonework (figure 24) and it uses slab sills and lintels for its window openings, details which suggest an early-nineteenth century date for construction. The decorative wooden door-case with its open Roman Doric pediment is a mid-twentieth century addition, although it compliments the rather elegant nineteenth century railings which enclose the shallow front steps and which rise to a prominent point in front of the door.

**Force Head** farmhouse and railings (figure 40), grade II listed –

- House and railings
- House dated 1711, early C19 railings
- Coursed rubble, stone slate roof, wrought-iron railings
- 2-storeys 2-bay building; keystone dated 1711 with the date carved recently after its discovery on a roof timber; paired 16-pane sash windows; drip-mould over ground floor except where broken by doorway
- In front of house, low rubble retaining wall, with simple railings and central gate with cast-iron urn finials to standards
- Current condition: fair – laminating stone surrounds, railings in need of paint

**Figure 40:** Force Head farmhouse and railings (photo © Gaby Rose, YDNPA, 2011)

Force Head is dated 1711 and has a more confident, renaissance-inspired façade with a central door and end-chimney stacks. Capitals and keystone, together with a moulded cornice and detached pediment embellish the doorway. In the nineteenth century the door lintel was raised to fit in the over-light (see discrepancies in the design of the door surround and infill pieces on the pilasters), a typical alteration which was made to get light into an entrance hall which had been partitioned off from the sitting room. The moulded design on the door head is also applied to the contemporary window architraves which have flat-faced mullions. Square window proportions remind of those found at the Old Hall (figure 46). At Force Head they contain early sash windows without horns that sit well in the openings. Simple railings, with a gate and cast iron standards surmounted by urn finials, bound the attractive front garden.

**Gayle Bridge** (figure 41), grade II listed –

- Bridge
- Late C18 - early C19
- Single segmental arch of rubble voussoirs with hood-mould; slab coping to parapets
- Current condition: good
Gayle Mill (figure 42), grade II* listed –

- Cotton mill, now saw mill
- c1784
- Rubble, stone slate roof
- 3-storey 6-bay building; quoins
- Front: leaved board doors under deep timber lintel, with small wheels set in floor for movement of timber onto saw-bench inside; original 16-pane fixed-light windows mostly replaced by 8-pane windows; stack at end left, former belfry at end right
- Rear: blocked tail-race opening from wheel chamber in corner near stream with round arch of rubble voussoirs and hood-mould; regular pattern of windows
- Right-return: blocked doorway formerly giving access to axle of water wheel in centre of ground floor
- Left return: first-floor end entry with leaved board doors
- Interior: two workable water turbines
- The mill was switched to spinning wool for the local knitting industry in the late C18, and was converted to a saw mill in the C19; the overshot water wheel was replaced by turbines in the late C19; from 1919-1948 the turbines supplied electric light for the village.
- Scheduled monument: Gayle Mill, its outbuildings and associated water systems
- Current condition: good
The significance of Gayle Mill to the historic importance of the village, and specifically to the history of textile milling and the development of water powered technology is attested to in its status as a scheduled monument. Its square, three-storey form makes a virtue out of solidity while the rhythmic regularity of its windows creates a series of handsome facades. More detail about the development of the mill was provided earlier (see 4.4.b).

**Gayle Mill Pentrough** (figure 43), grade II listed –

- Pentrough
- c1784, but now almost completely re-timbered
- Rubble and timber boarding
- Linear structure c100 metres long leading from waterfall under Gayle Bridge towards Gayle Mill; first section of c70 metres of rubble, lower section of timber boarding, which terminates c10 metres short of the mill, the water dropping into a sump before reaching the turbines
- Probably provided the water supply to the original waterwheel in the mill, before being adapted to serve the turbines
- Scheduled monument: see Gayle Mill
- Current condition: fair – algae growth and leaking water
House to southwest of Clints House (figure 44), grade II listed –

- Wool warehouse, now house
- Late C18
- For the Routh family of Gayle Mill
- Rubble, stone slate roof
- 2 1/2 storeys; 3 first-floor windows; quoins to right; wide central doorway, with leaved doors below pediment; above, on first floor, 6-pane sash window in opening formerly a loading doorway; 16-pane sash windows on ground and first floors; shaped kneeler and ashlar coping to right; ridge stack at end right, also in centre of rear roof
- Current condition: good

A close inspection of the house to the south west of Clints House reveals a blocked loading bay entrance to the first floor which survives from the period when the building was used as a wool warehouse. The large central entrance door with stone pediment over is a mid-twentieth century addition, and a photograph from around 1950 shows the space then being occupied by two entrance doors. In the photo the smaller central window is still absent, too. Window proportions are similar to those at Clints House (figure 39), but here the sashes are generally with horns, which is not authentic with the earlier building style. There were formerly three small window openings under the eaves possibly used for lighting storage space in the attic, with two of them now being blocked.

K6 telephone kiosk (figure 45), grade II listed –

- Telephone kiosk; type K6
- Designed 1935 by Sir Giles Gilbert Scott; made by Carson Company
- Cast iron
- Square kiosk with domed roof; unperforated George VI crowns to top panels and margin glazing to windows and door
- Current condition: fair – missing pane, moss growth, in need of paint
Old Hall (figure 46), grade II listed –

- House
- Dated 1695
- Rubble, stone slate roof
- 2 storeys, 4:1:1 first-floor windows; 2-storey gabled porch in fifth bay; on right return a ground-floor 4-pane window with weathervane; stacks at end left and between windows 2 and 3
- Ground-floor windows: 4-pane sash; 2-light casement in double-chamfered surround; 4-light casement in double-chamfered surround with 1 mullion, formerly more; and to right of porch a 2-light casement window in double-chamfered surround of mullion window
- First floor windows: two 2-light casements in double-chamfered surrounds; round-arched fire-window; 3-light casement in double-chamfered surround; and to right of porch a 2-light casement in double-chamfered surround
- Current condition: good though slightly undulating roof (which might indicate structural problems as well as patina of age)
being absent from the porch. Features of former construction are still visible on the main elevation such as the trace of a long hood mould, a blocked door in the location of the second ground-floor window to the left, and a blocked window in line with the horizontal ground-floor window opening. A stepped chimney stack slightly projects from the gable end and seems to have been raised twice, and there are also hints of an earlier lower roof line. Decorative details surviving from the seventeenth century include a series of altered mullioned or non-mullioned (potentially modified later) windows with double-chamfered surrounds and a small round-headed window which was used for lighting the first-floor space next to the chimney, possibly a closet or reading room; a similar window which is blocked up exists next to the gable-end stack on the same floor. A small first-floor ‘Venetian’ window in chamfered surround – like the round-headed fire window it differs from the others by not being double-chamfered – adds a touch of classical fashion to the storied porch. The door into the porch possesses a moulded arris to its surround which continues up to the lintel to partially enclose a pair of circular panels which contain the initials ‘MAW’ and the date ‘1695’. This flamboyant lintel is a very distinct feature within the village and had needed much expertise when carving in stone. It is noteworthy that the lettering on the left does not match that on the right: whereas ‘MAW’ is simply incised, ‘1695’ is more elaborately carved in relief, the latter requiring a much higher level of skill and being original to the lintel. On the gable-end the remnant of a window jamb with a similar yet much smaller circular design can be found, obviously contemporary with the door head. A later feature is an early-Victorian window opening on the main elevation which still has its original four-light sash frame with wide side sections that were typical up until 1840/50. In 2001 this important building was somewhat spoilt by the application of a modern pebble dashed coat, which has since been removed.

**Sandemanian Chapel** (figure 47), grade II listed –

- Chapel, now village institute
- c1755
- Rubble, stone slate roof
- Single storey, 3 windows; board door to right; C20 casement windows; 6-pane windows in rear elevation.
- Built as an Inghamite chapel by the Batty brothers and James Allen of Gayle, but shortly afterwards they became followers of Robert Sandeman, who seceded from the Scottish Church
- To east of the chapel is a burial ground with well-lettered late C18 and early C19 tombstones
- Current condition: good

![Figure 47: Sandemanian Chapel (photo © Gaby Rose, YDNPA, 2011)](image-url)
An iron folding gate leads to the rather plain Sandemanian Chapel, now the Village Institute. It is grade-II-listed because of the way it illustrates the socially important changes that were brought about by the popularity of non-conformist religious movements during the eighteenth and nineteenth centuries. The left-hand window in slim sill-and-lintel construction is a later insertion in the place of a former doorway with quoined surround. The roughly hewn deep lintel to the other window is contemporary with the building. Late-eighteenth-century sash windows sit well in the openings. Quirky horns are included in their design, which have the function of giving extra strength to the frame to hold larger amounts of glass. The adjacent burial ground contains eighteenth and nineteenth century tombs and is a vital space in this part of the village.

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

Historic features including traditional building materials, local details, as well as features and surfaces within the public realm provide an evidential value which is part of the special interest of the Gayle Conservation Area (see 3.0). They can contribute positively to the significance of a conservation area as they have the potential of providing characteristic elements to the buildings and their setting, particularly when 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.

Traditional materials. Local sandstone is used throughout the conservation area both for roofs and building and boundary walls, with some of the latter laid dry. It can also be found on the surviving cobble and flagstone surfaces. The facing stonework on the buildings ranges from coursed masonry to random rubble, and there are also some examples of watershot masonry. In the past, lime mortar was used for the pointing of the masonry joints, the mortar flush with the stonework. Unfortunately, during the twentieth century masonry was often wrongly pointed in cement mortar which is destructive to the stone work, while joints were sometimes recessed, accelerating the erosion of the stone.

The external use of timber in the conservation area is relatively rare except for traditional window and door fittings – yet even those are being replaced by uPVC (see 4.4.g). However, wood is used more prominently on the pentrough at Gayle Mill (figure 43).

Ironwork in form of historic iron gates and railings (figure 48) is a prominent feature in the conservation area. The listed telephone box at the mill (figure 45) is also made of cast iron.

Local details. These can be divided into two categories: those that are fairly common features and thus typical characteristics within the conservation area and/or the Yorkshire Dales, and those that are unusual and unique features. Both make a vital contribution to local distinctiveness.

The Gayle Conservation Area has the following common features of local interest:

- Narrow flower beds kerbed by stone; these are common in other Dales villages, for example in Clapham and Kettlewell
- Gardens at Hargill separated by a footpath from the houses; this is also a feature of Clapham
- Boundary walls of various designs: a few tall ones in the West End; several with triangular copings, others with
Survival of a large amount of decorative cast and wrought iron gates and railings along property boundaries. Some of the railings resemble that at Hawes churchyard (figure 48), including identical urns on top of each post, which again is a link to Classical design.

The Gayle Conservation Areas also has the following unusual features of local interest (figure 49):

- Small graveyard adjoining the Sandemanian Chapel, with an interesting selection of gravestones and solid gate piers at its entrance. One headstone commemorates members of the Routh family. The burial ground is the resting place for Thomas and Oswald Routh, the builders of the mill.
- Merrill game board carved into the low wall to the beck opposite Beckstones Head

Public realm. The Gayle Conservation Area has the following features and surfaces within the public realm which contribute to local distinctiveness (figure 50):

- Survival of cobbles at Garris and Hargill; Gayle used to have a much larger extent of historic cobbles, for example at The Wynd, as shown in a photo of 1923. The first time the cobbles there were tarmaced over was in the 1950s, probably because they were in poor condition. Surviving cobbles dug up underneath the tarmac have recently (July 2011) been discarded by BT. However, the flagstones along the south-eastern side of the alley have been retained.
- Iron kissing gate with a curved frame integrated into a stepped style, now part of the Turner Trail (mosaic plaque displays a lit candle)
Late-nineteenth century drinking fountain with a blacksmith-made drain at the gable of East Cottage (3); it is incomplete and has been modified with a modern tap. The residents take good care of it.

Narrow public footpaths not only in the open fields (figure 15) but also in the enclosed built environment (4) which is in great contrast to the more open space along the beck; also creates an element of surprise as you can’t fully see what lies ahead.

**Figure 50: Features within the public realm (photos © Gaby Rose, YDNPA, 2011)**

f) **Contribution Made to the Character of the Area by Green Spaces and Its Biodiversity Value**

**Trees.** Upstream Gayle Beck, above the Falls sees self-seeded ash and sycamore, most of which is young in age. Further downstream north of Gayle Mill more mature specimens of ash and sycamore are found on the banks of the beck. Alder is also evident suiting the damp environment.

As you enter Gayle from Hawes along Gayle Lane an attractive line of mature sycamore can be found on the eastern side of the road. Further mature trees, mostly sycamore can be found within the gardens just north of Gaits and the field boundaries in the East End.

The small size of the gardens and yards prevents the accepted growth of many large trees but some ornamental conifers, mountain ash, cherry and apple trees are well established where space allows.

There is little scope for proactive planting given the lack of available space within residential curtilage. The fields around the built up areas may have scope for individual tree or gill planting.

**Wildlife.** Habitats: There are no areas of designated land within the conservation area. Most of the area has been developed, the remaining farmland is semi-improved neutral grassland with low biodiversity interest. Gayle Beck runs through the centre of the conservation area.

Species: Buildings can be used by nesting birds (BAP species – Common Starling, House sparrow); and provide roosting space for bat species (BAP species – Bat species).
g) General Condition of the Gayle Conservation Area

The Gayle Conservation Area is in a good condition because the buildings and public realm are generally well maintained. This makes the village a desirable place to live for residents, providing a communal as well as aesthetic value which is part of the special interest of the Gayle Conservation Area (see 3.0). Thus Gayle is currently not considered to be a Conservation Area at Risk; however, there are a few negative factors.

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. The elements which detract from the special interest of the Gayle Conservation Area are as follows (figure 51):

- Access to the beck north of Gayle Bridge is overgrown by weeds which need removing (1)
- Likewise, the charming cobbled footpath at Hargill needs weeding (2)
- Steps for accessing the beck are in need of repair and potentially dangerous to use at the moment (3)
- Mess on private ground near Lane Head Cottage, which is in public view (4)
- The Green (5) is currently far from being a communal space but a tarmaced car park. In the Second World War it was scraped down to the bare rock and turned into a park for 20 to 30 tanks, as the nearby millpond proved the perfect training ground for testing amphibious tanks, part of the special assault force that would spearhead the D-Day landings. After the war the MoD paid money to the Lord of the Manor of Bainbridge to reinstate the grass but it never happened.
- Obtrusive telegraph poles at The Wynd and Gayle Mill (6). Gayle had received funding for undergrounding works at the Millennium and BT started to implement those in the West End, but ran out of money before they could finish in the East End.
- Clutter point at the entrance gate to Gayle Mill (6): an abundance of signage and telegraph poles, as well as a light, bench and phone box. This is the most central location of the village – road crossing point, key views north and south, high concentration of listed buildings, and entrance to Gayle Mill – yet it is a main detractor within the conservation area
- uPVC windows have replaced much original historic fenestration within the ten years since the appraisal was first written, particularly on unlisted buildings of local interest (see 4.4.c)

Figure 51: Negative features
(photos © Gaby Rose, YDNPA, 2011, except photo 6 © Judith and Patrick Pinches)
Earlier sections of the appraisal describe buildings which demonstrate noteworthy architectural characteristics in the local context of Gayle (see 4.4.c+d). It should also be noted, however, that some buildings do not make a positive contribution to the special interest of the settlement. The reasons for this will vary. Sometimes, it is a result of poor adaptations, or alterations that have been made to properties through the exercising of Permitted Development Rights. This can vary from poorly scaled and designed extensions, and additional porch forms and materials, or the loss of front gardens for parking etc. The introduction of PVCu doors and windows or other non-traditional joinery details can also have a harmful impact on the special architectural or historic character of individual buildings. In 2001 approximately 40% of the unlisted buildings in the village have been so affected – which is already a high number – but it has risen even further by 2011.

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), 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 normally 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.
5.0 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

There is also a planning advice leaflet on listed buildings.

**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).
6.0 Summary of Issues

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

- clutter
- repair and maintenance issues
- The Green
- uPVC windows and doors

**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).
7.0 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.

7.1 References and Further Reading

a) General Publications


b) Topic-specific Publications


c) Publications by the Yorkshire Dales National Park Authority


d) Government Legislation and Guidance


e) Websites

Adopted conservation area appraisals: http://www.yorkshiredales.org.uk/index/lookingafter/caringfor/historicfeaturesbuildings/conservationareas.htm

7.2 Glossary of Terms and Abbreviations

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 historic environment 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

Double-pile plan A seventeenth-century house plan consisting of a rectangular block two rooms deep, the rooms sometimes separated by a passage.

Drip mould See ‘hood mould’.

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.

- **Hip(ped) roof**: Roof where all sides are sloped.
- **Hood mould**: Horizontal moulding or string course for throwing water off and thus protecting windows below.
- **Keystone**: Central stone of an arch.
- **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.
- **Listed building**: Structure or feature designated by the Secretary of State for its special historic and/or architectural interest.
- **Manor**: Estate over which the owner ('lord') had jurisdiction, exercised through a manor court.
- **Modillion**: Ornamental bracket used in series under a cornice, seemingly supporting the eaves of an overhanging roof.
- **Mullion**: Upright (stone) member dividing the lights of a window.
- **Pediment**: Classical equivalent of a gable which is triangular in shape and often used without any relation to the roof or simply over an opening.
- **Pilaster**: Flat version of a column, a slim rectangle on plan, as part of the relief of a façade/wall surface.
- **Rock-faced stone**: Dressed stone, well jointed but worked on the face to give the appearance of being naturally broken.
- **Slobbered rubble**: Mortar splattered over stonework, instead of neatly filled joints.
- **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.

### 7.3 Contacts

**Richmondshire District Council**
- **Address**: Swale House, Frenchgate, Richmond, North Yorkshire, DL10 4JE
- **Phone**: 01748 829100
- **Email**: enquiries@richmondshire.gov.uk
- **Web**: [www.richmondshire.gov.uk](http://www.richmondshire.gov.uk)

**English Heritage (Yorkshire regional office)**
- **Address**: 37 Tanner Row, York, North Yorkshire, YO1 6WP
- **Phone**: 01904 601 901
- **Email**: yorkshire@english-heritage.org.uk
- **Web**: [http://www.english-heritage.org.uk](http://www.english-heritage.org.uk)

**North of England Civic Trust**
- **Address**: Blackfriars, Monk Street, Newcastle upon Tyne, NE1 4XN
- **Phone**: 0191 232 9279
- **Email**: admin@nect.org.uk
- **Web**: [http://www.nect.org.uk](http://www.nect.org.uk)
Hawes & High Abbotside Parish Council
Address: 30 Little Ings, Gayle, Hawes, North Yorkshire, DL8 3RP
Phone: 01969 666096
Email: Kings_Wyke@hotmail.com

Society for the Protection of Ancient Buildings (SPAB)
Address: 37 Spital Square, London, E1 6DY
Phone: 020 7377 1644
Email: info@spab.org.uk
Web: http://www.spab.org.uk

Yorkshire Dales National Park Authority
Address: Conservation & Community, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL
Phone: 0300 456 0030
Email: info@yorkshiredales.org.uk

Yorkshire Vernacular Buildings Study Group
Address: 11 Hall Park, Heslington, York YO10 5DT
Email: enquires@yvbsg.org.uk
Web: http://www.yvbsg.org.uk

7.4 Maps of Gayle

See following pages
Gayle Conservation Area @ 1:2,500
(Map data © Crown copyright and database rights 2011
Ordnance Survey 100023740; graphics © Gaby Rose, YDNPA)

**Listed Buildings:**

**Other Buildings:**
Figure 52: Map of 1856 @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740)

Conservation area as designated in 2001

Figure 53: Map of 1894 @ 1:5,000 (© Crown copyright and database rights 2011 Ordnance Survey 100023740)

Conservation area as designated in 2001