

HARROGATE

Conservation Area Character Appraisal



Working for you

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1 Introduction

- 1.1 Conservation Area Appraisals aim to define and analyse the special interest which constitutes the character and appearance of a place. It is these qualities which warrant the designation of a Conservation Area. Once this Appraisal has been approved by Harrogate Borough Council, it will form an “evidence base” for the Local Development Framework (LDF). Consequently, it will be a material consideration when determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the area. It will also form the basis for a subsequent Management Strategy, which will contain proposals and policies for the conservation and enhancement of the area.
- 1.2 The Appraisal provides information and guidance to those wishing to carry out works in the Conservation Area whether or not they require planning approval. So, it is a useful source of information for property owners, agents, applicants and members of the public who live or work in Harrogate.
- 1.3 The main function of the Conservation Area Appraisal is to ensure that any works in the Conservation Area have regard to the special qualities of the area and to devise a strategy to protect these qualities. The Appraisal will help us understand the impact that development proposals would have on the Conservation Area and whether these are acceptable and/or appropriate.
- 1.4 The assessment of the area’s special architectural or historic interest is based on a careful and objective analysis of the area, using a method of analysis recommended by English Heritage. Various qualities are looked at including: historical development, building materials, and relationships between buildings and open spaces. Appraisals aim to be comprehensive but the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.5 Harrogate Conservation Area was originally designated in April 1973, and was amended in March 1976, October 1982, June 1990 and March 1995. Following public consultation on the draft of this Appraisal, the boundary was further amended on 16th December 2010. This Appraisal aims to describe Harrogate as it is today and identify the special character and distinctiveness of its setting, buildings and open spaces. Having identified those special qualities, the Appraisal will examine whether opportunities exist to protect and enhance its character. Following public consultation on the draft of this appraisal, the boundary was further amended on 15th December 2010
- 1.6 By identifying what makes Harrogate special or distinctive it is suggested that any future change, whether to individual buildings, building groups or the town as a whole, will be based on this understanding of the past and the present character of the settlement. In this way, we can manage future change to ensure it makes a positive contribution towards preserving or enhancing its special character.

Objectives

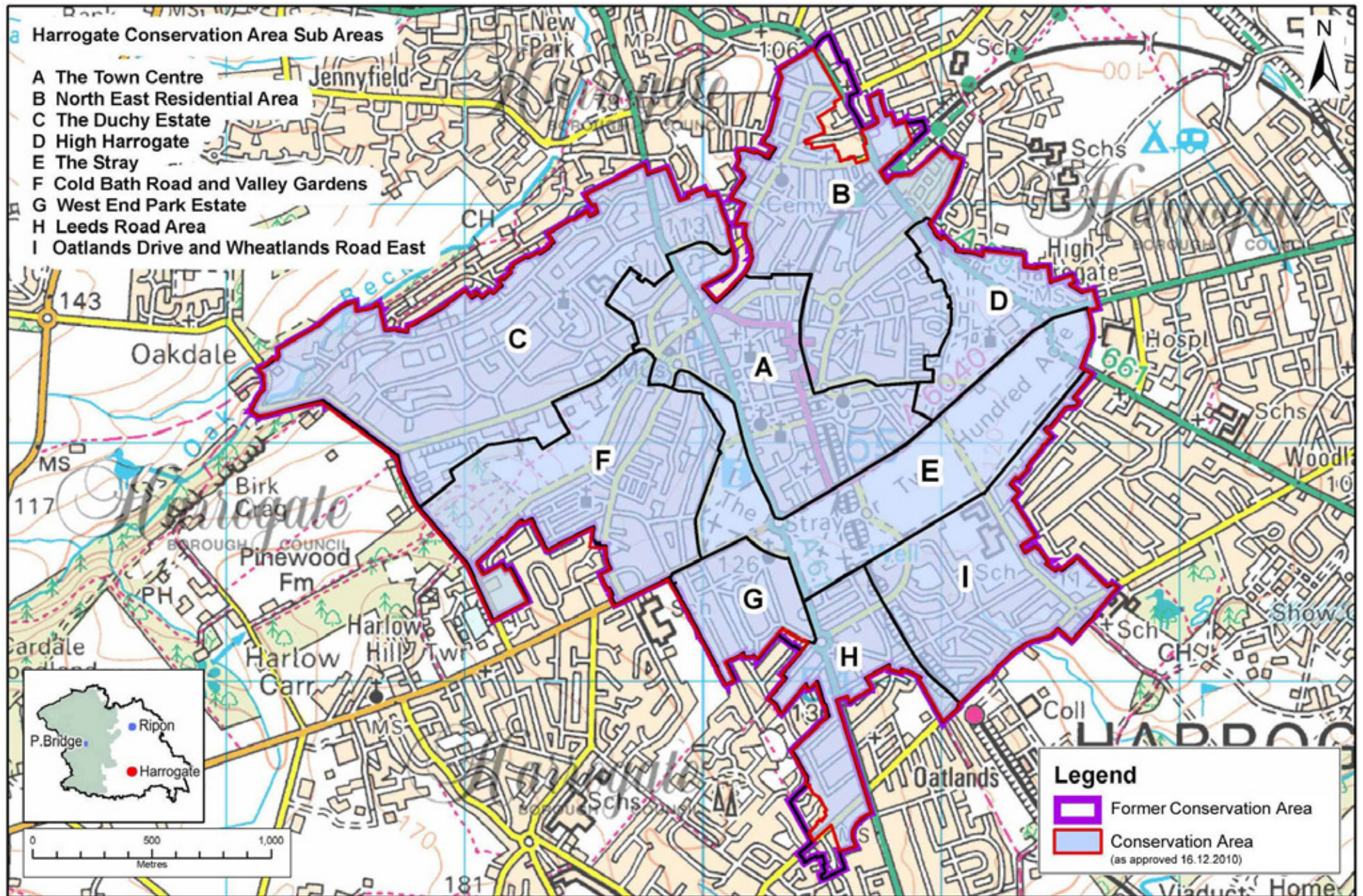
The principal objectives of the Appraisal are:

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

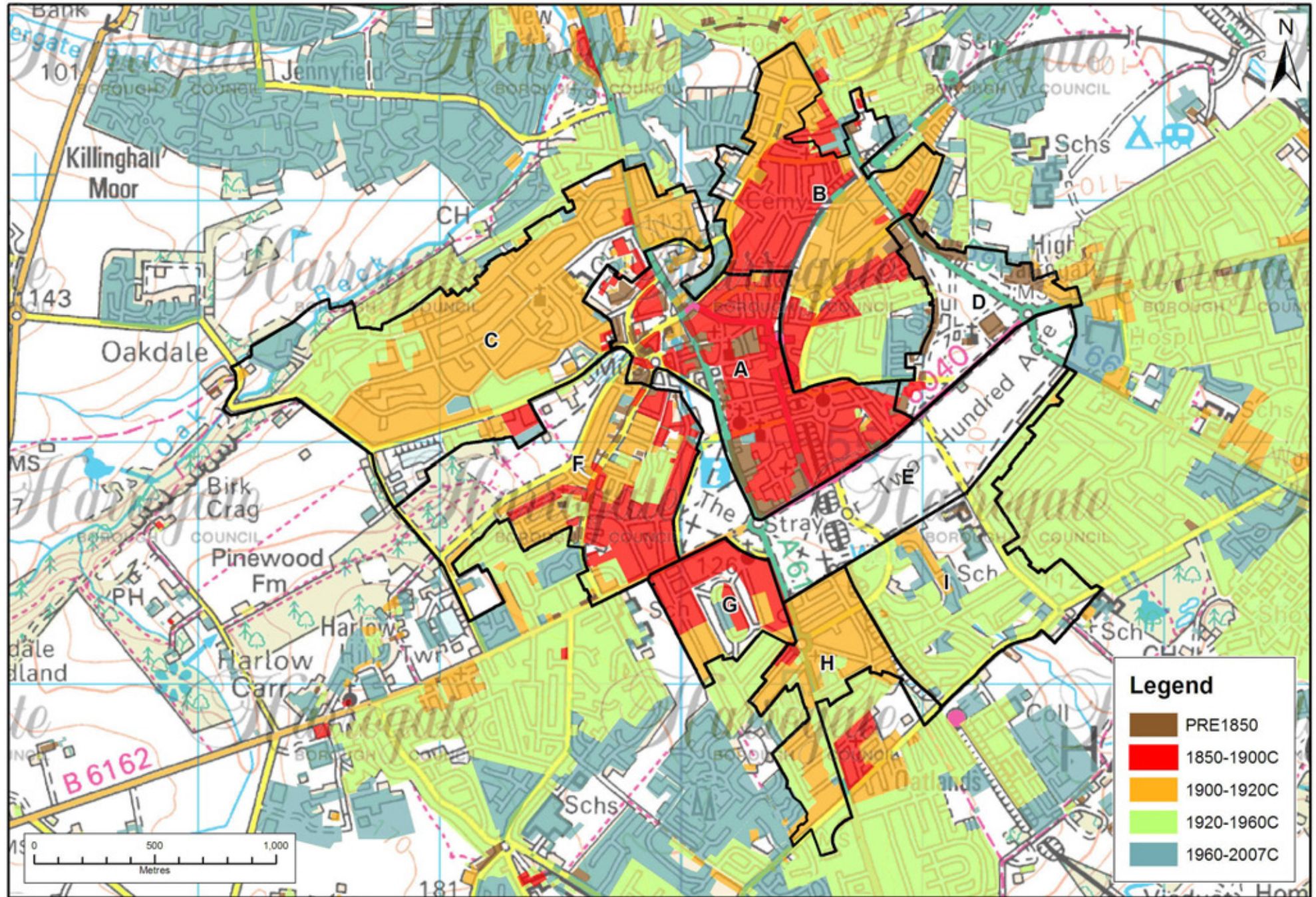
2 Planning policy framework

- 2.1 Local authorities have a duty to designate "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act also requires local planning authorities to periodically review conservation areas.
- 2.2 Government guidance on all development affecting conservation areas is set out in Planning Policy Statement 5: Planning for the Historic Environment (PPS5) and the accompanying guide PPS5 Historic Environment Planning Practice Guide. This practice guide advises Local Planning Authorities to compile Conservation Area Appraisals as a means of gaining a better understanding of the significance of their conservation areas. PPS5 advises that these character appraisals should in turn be consulted in determining planning applications for development that would affect conservation areas or their setting.
- 2.3 In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will give considerable weight to the content of conservation area character appraisals. The consideration of proposals in the context of the description contained in these appraisals will be an important factor in deciding whether a proposal has an adverse affect on the character and appearance of a conservation area and, therefore, whether it is contrary to saved Local Plan Policy HD3 (which is the key policy for the control of development in conservation areas). The scope of Policy HD3 also covers development proposals outside a conservation area which would affect its setting or views into or out of the conservation area.
- 2.4 In December 2005 Harrogate Borough Council made a Direction under article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 to restrict rights and requiring planning applications for work previously deemed to have permission, in particular; painting of any previously unpainted external fabric of the building, and repainting of any previously painted external fabric of the building in a different colour with the exception of joinery and metalwork items.
- 2.5 Involving the community and raising public awareness is an integral part of the appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area. A report, included in the appendix, details how the local community was involved and the contribution it has made to this Appraisal.

Map 1. Harrogate Conservation Area



Map 2. Historical Development of Harrogate & Conservation Area Character Areas



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3 Historic development & archaeology

Below-ground archaeology

3.1 Compared with Knaresborough and Ripon, Harrogate as a cohesive settlement is of recent origin and few archaeological finds have been made to date. Within the area of Harrogate town, these have been limited to a number of arrowheads, flint and stone axes, and some bronze axe heads found near St. John's Well at High Harrogate. The most interesting find was of three Bronze Age spearheads discovered in 1848 near Bilton and known as the Harrogate Hoard. Roman coins have been found at Harlow Hill, Crag Lane and Claro Road. However, there are no Scheduled Ancient Monuments within the Conservation Area.

Chronology of development within the Conservation Area

3.2 Map 2 (above) shows when different parts of the Conservation Area were first developed. It is important to realise that this does not necessarily reflect the age of the present buildings on a site, as some of the original buildings may have been redeveloped at a later date.

3.3 In general terms, little of Harrogate existed before the middle of the C19. Areas developed before 1850 were largely confined to:

- the sites of the large hotels in the area around Low Harrogate;
- much of the north-west side of Cold Bath Road;
- the southern part of Swan Road;



Christ Church (1831) surrounded by Stray, High Harrogate.

- the extreme western end of Kings Road;
- parts of Parliament Street;
- much of the eastern side of West Park and round the corner into York Place;
- much of the frontage of the High Harrogate 'triangle', including St. John's Chapel and Church Square.



Early eighteenth century terraces, West Park.

3.4 The remainder of what is now the town centre was developed between 1850 and 1900, together with:

- most of the areas between Kings Road and the railway line;

- between Albert Street/Station Avenue/Queen Parade and York Place;
- west of East Parade and around Westmoreland Street, the 'first' Duchy Estate and Beech Grove, and the older part of the West End Park Estate.

3.5 Development between 1900 and 1920 included:

- the northern part of the Kings Road area;
- the Dragon Estate and the area on the opposite side of Skipton Road;



Feature turret on the corner of Dragon Parade.

- the area north of Springfield Avenue and most of the 'second' Duchy Estate, together with the Majestic Hotel;



Houses of the Duchy estate featuring half timbered effect to projecting gables and other decorative elements.

- Valley Drive/Harlow Moor Drive, most of the area between Cold Bath Road and St. Mary's Walk, and the Westcliffe Estate;
- much of the area south of the Stray between Leeds Road and the railway line, parts of the West End Park Estate and St. George's Road.

3.6 Most of the remainder of the Conservation Area was developed in the inter-war or post-war years. Some areas have been included as good examples of their period and others to produce a reasonably comprehensible boundary.

A brief history of Harrogate

3.7 The origins and meaning of the name 'Harrogate' are uncertain. Its first recorded mention is in the Knaresborough Court Roll of 1332 when a certain John of Harowgat made a complaint of assault and trespass. At this time, what is now Harrogate was divided between the two villages of Bilton-

with-Harrogate (including High Harrogate) and Beckwith-with-Rossett (including Low Harrogate).

3.8 The slow growth of population in the Harrogate area was probably due to its location within the Royal Forest of Knaresborough where any building was illicit, unless subsequently sanctioned by the payment of a fine. A further setback occurred in the middle of the C14 when the Black Death killed off perhaps half the local population, driving many survivors into remoter areas where they might hope to escape the disease. This dispersed pattern of population continued through the middle ages and it was probably not until the C15 that a settlement developed at what is now High Harrogate. Here, where several roads met, a chantry chapel was built, the first mineral wells were investigated and hostels established. The chantry chapel did not survive the dissolution of 1549 and for the next 200 years the nearest churches to Harrogate remained those at Knaresborough and Pannal.

3.9 The first act of Henry IV after he assumed the throne in 1399 was to declare that the Duchy (formerly held by the Duke of Lancaster) should forever be held by the Crown, but should be administered separately from other royal estates. The Royal Forest of Knaresborough (including the area of Harrogate) became firmly established as part of the Duchy Estate, the importance of which to the history and development of Harrogate cannot be over-emphasised.

3.10 In 1628, Charles I sold the royal parks of Bilton, Haverah and Hay to the City

of London, thus beginning a process by which much of Harrogate passed into private ownership, however the continuing ownership by the Duchy of much of the area containing mineral springs allowed the development of the town to proceed in a benign and progressive manner.

3.11 Harrogate's rise may be dated to William Slingsby's discovery in 1571 of the Tewit Well, which soon began to attract a steady stream of visitors. In 1631 Michael Stanhope discovered 'The Sweet Spaw' (St. John's Well), another chalybeate spring, and in 1632 referred to the 'stinking [sulphurous] well' at Low Harrogate in his book 'Cures without Care'. Harrogate passed relatively unscathed through the Civil War and, with the Restoration in 1660, began a period of expansion as a spa. In 1663 the first public bathing house was built next to St. John's Well at High Harrogate. The provision of warm water baths greatly increased the popularity of the waters and twenty bathing houses had been established by 1693.

3.12 The 1664 hearth tax returns showed that Harrogate had only 57 houses compared with Knaresborough's 156, but had four dwellings with more than six hearths



Granby Court, formerly The Granby Hotel, High Harrogate.

(two of which accommodated visitors) compared to Knaresborough's one. These early lodging houses left much to be desired but about 1687 the first major hotel – the Queen – opened, halfway between the Tewit Well and St. John's Well. This was followed by the Granby (originally called the Sinking Ship) and the Dragon, the three hotels defining the shape of the High Harrogate 'triangle'.

- 3.13 In 1749 St. John's Chapel was built on part of what was to become the Stray, being rebuilt as Christ Church in 1831. In the 1760s theatricals had taken place in a barn attached to the Granby Hotel but this proved inadequate and by 1774 a custom-built theatre had been erected in Devonshire Place, followed by a further theatre (now Mansfield House), built in 1788 on the other side of Church Square from St. John's Chapel.



The Crown Hotel, at the bottom of Montpellier.

- 3.14 Until the C18, the sulphurous waters of Low Harrogate were less in demand but gradually their medicinal qualities began to be appreciated. The layout of Low Harrogate was influenced by the presence of the road between the Sulphur Well and Harlow Hill, which came to be known (by

virtue of a spring to be found there) as Cold Bath Road. The growth of visitors to the Sulphur Well also gave rise to a number of inns, of which the most important were the White Hart and the Crown, the latter probably an older house converted to an inn about 1700.

- 3.15 In the 1760s moves were afoot to enclose and sell off the Royal Forest of Knaresborough, much of which was still in the ownership of the Duchy of Lancaster. This proposal to 'privatise' the mineral springs posed a considerable threat to the livelihoods of many in the community and led to representations in Parliament. Under the Stray Act of 1770,



Harrogate Stray, West Park.

supported by the Duchy, commissioners were appointed to survey the area and designate 200 acres of land which would link up all known mineral springs and would forever remain open and unenclosed, thus safeguarding the public's right to access the waters. The commissioners made their Award in 1778 and the Stray came into being, its horseshoe shape linking the two villages of High and Low Harrogate and determining the pattern of the town's future development.

- 3.16 By 1800 the popularity of Low Harrogate's hot sulphur baths was greatly outstripping that of High Harrogate's chalybeate waters

and there was a clear need for public amenities in the area. It was desirable to provide some shelter from the elements for those frequenting the Sulphur Well. A fully walled building would have infringed the Stray Act so, in 1807-8, a Tuscan tempietto was built over the well, allowing free access but acting as an umbrella.

- 3.17 In 1804 subscriptions were solicited for the erection of a public assembly room (today the Mercer Gallery), which opened in 1806. The 1830s saw a great expansion in bathing facilities with the opening of the Victoria Baths, the Montpellier Baths and the Spa Rooms, the latter a combined pump room and assembly room. The enclosed pump room over the Sulphur Well, which opened to the public was built in 1842. A public pump was provided outside the building to maintain free access to the waters in accordance with the Stray Act.



Royal Pump Room, 1842.

- 3.18 The 1840s also saw proposals to bring the railway to Harrogate, though initially there was much opposition from the town's hoteliers who feared it would lower Harrogate's aristocratic tone by bringing in the 'lower orders' from Leeds and

Bradford. Nevertheless a branch of the York & North Midland Railway from Church Fenton opened in 1848, terminating at the Brunswick Station on the Stray, near the present Trinity Church. In the same year, the Leeds & Thirsk line via Starbeck was opened to traffic, connecting in 1851 with the East & West Yorkshire Junction Railway from York via Knaresborough. Finally, the two lines were linked by the North Eastern Railway (formed in 1854 by the amalgamation of most lines in the region) with a new line across the Stray in a cutting. A new central Harrogate Station was opened in 1862 and the spur to the Brunswick Station (via the Langcliffe Avenue tunnel, later to serve as an air raid shelter during the Second World War) was abandoned and the station demolished.

3.19 The arrival of the railway midway between High and Low Harrogate provided the stimulus for a development that would unite the two settlements. Richard Ellis and the Carter brothers formed the Victoria Park Company, which laid out much of the area now bounded by West Park, James Street, Queen Parade and York Place, centred on Victoria Avenue. At the same



Looking down James Street, across the top of Station Gardens, with the Victoria Monument in the foreground.

time George Dawson and his architect, J H Hirst, built Cambridge Crescent, Prospect Crescent, Crescent Road, much of Swan Road and the West End Park Estate, as well as adding wings to the Crown Hotel. North of the Victoria Park Estate, the Prospect Estate, also owned by the Carters, began to be developed from 1865 onwards. When the new station opened, there was no access to the east side until, in 1875, Richard Ellis laid out East Parade to link the station with Westmoreland Street and the northern end of High Harrogate. The fine row of stone houses, which Ellis built on the west side of his new road, overlooked open fields for many years. Thus, what is today Harrogate Town Centre came gradually into being.

3.20 In 1871, the Commissioners, led by Richard Ellis, decided to construct the first public baths – the New Victoria Baths (now the Council Offices). The gradual infilling of central Harrogate (James Street was developed by Ellis and Hirst in the 1860s) and the doubling of population between 1841 and 1871 revived demands for a market. In 1871, the Commissioners decided to proceed, land was acquired and, in 1874, the building designed by Arthur Hiscoe (and the first of three to be erected on this site) was completed.

3.21 Harrogate's first embryonic local government, the Improvement Commissioners, established in 1841, had erected public buildings (including the pump room), introduced gas street lighting, sewerage, paved roads and footways and even rudimentary planning controls. However the rapid growth of the town gave rise to a movement for municipal incorporation, which would confer further

powers and status commensurate with its growing importance. Though there was considerable opposition, Harrogate received its borough charter with much pomp and ceremony in 1884.

3.22 Building continued in the 1880s with the beginning of the development of the first Duchy estate in the Lancaster Road/ Queens Road area and in 1888 the Council purchased the Montpellier Baths Estate. The New Victoria Baths were already proving too small to accommodate the increasing number of visitors and the Royal Baths opened in 1897. Ellis, one of Harrogate's civic leaders, donated the Victoria Monument to the town in 1887 in commemoration of the Queen's Golden Jubilee. Also during this period the area between the Sulphur Well and Bogs Field was improved and planted to form the Valley Gardens.



The Royal Baths, seen from across Crescent Gardens.

3.23 The turn of the C19 and C20 saw Harrogate go from strength to strength. The Council now sought to bring the town's entertainment facilities up to the same high standard as the spa. It was decided to build a high quality Kursaal. Designed by the famous theatre architect Frank Matcham, it was opened in 1902. Its name was changed to the 'Royal Hall' on account of anti-German sentiment during the First World War. The hall was closed for safety reasons in 2000, and has now been comprehensively restored by Harrogate Borough Council, with extensive contributions from a local appeal and the Heritage Lottery Fund, and was reopened by the Prince of Wales in 2008.



The Kursaal, built in 1902, now known as The Royal Hall.

3.24 The years before the First World War also saw the building of the Majestic and

Grand [now Windsor House] Hotels, the Harrogate Theatre/Opera House, the Pump Room annexe and the Carnegie Library, the only part of a large 'municipal palace' actually to be built.



Carnegie Library on Victoria Avenue, part of an unfinished 'municipal palace' - the unbuilt section became Library Gardens fronting Station Parade.

3.25 After the First World War, Harrogate's era of dynamic expansion came to an end. Although it continued to attract visitors, there was little new building apart from suburban housing, with the notable exceptions of the war memorial in Prospect Square, unveiled in 1923, the Sun Pavillion, market building and several cinemas including the Odeon.

3.26 In the inter-war period the 'cure' became less popular and there was an increasing emphasis on keeping visitors entertained. The conversion of the New Victoria Baths to form the Municipal Buildings (now the Council Offices) limited the opportunities of developing the spa in the centre of the town. A scheme to link the Pump Room with the Royal Bath Hospital via a colonnade and sun pavilion was partially

implemented. Shortly before the Second World War, the market was burned down, a rather pedestrian replacement being designed by the Borough Engineer, Leonard Clarke. At much the same time, the Spa Rooms on the corner of Kings Road and Ripon Road were demolished, leaving an ugly vacant site, to be used for many years for temporary exhibitions or car parking (now occupied by Hall M).

3.27 During the Second World War, several government departments were evacuated to Harrogate, taking advantage of the large volume of hotel accommodation available. The Stray was ploughed up to provide food and the town lost much of its decorative ironwork – to no purpose as it turned out to be of little military value.

3.28 As society and the world changed, Harrogate's exclusive, aristocratic image could not compete with the attractions of warmer southern climes. Instead, there was a new emphasis on providing a venue for conferences and exhibitions. In 1959 the first temporary exhibition hall was erected on the Spa Rooms gardens, to be followed by a series of permanent exhibition halls.

3.29 The spa went into an increasingly rapid decline. The Pump Room closed, to reopen in 1953 as a museum. In the 1960s the Tewit Well was allowed to fall into ruin and in 1973 the numerous well heads at Bogs Field were smashed up and the wells themselves sealed off.

3.30 In 1964 the Leeds Regional Hospital Board announced that no more national health patients would be sent to the Royal Baths and all treatments were discontinued in

1969 and many fittings were removed from the building. Harrogate Station was largely redeveloped and the 11 storey Copthall Tower erected. Another multi-storey office block was built on the west side of Parliament Street and tall blocks of luxury flats erected, overlooking the Stray at High Harrogate, West Park and the Esplanade. Fortunately, these remain isolated examples and Harrogate's historic fabric has survived better than that of many towns of a comparable size.

3.31 The new Harrogate District Council, set up in 1974, constructed a large conference centre building (now Harrogate International Centre), which opened in 1981 and which included entertainment facilities for visitors, in spite of rapidly escalating costs and resulting local opposition, followed by the new International Hotel (now the Holiday Inn) a few years later. Whatever one may think of the Harrogate International Centre in architectural and townscape terms, it now clearly makes a major contribution to the local economy.



Harrogate International Centre and the Holiday Inn on Kings Road.



Station Gardens entrance to the Victoria Shopping Centre.

3.32 In the last quarter of the C20 a number of projects were completed, including the redevelopment of Leonard Clarke's Market Hall to construct Victoria Gardens, the creation of the Mercer Gallery from former Council offices on Swan Road and the upgrading of 63 – 81 Station Parade as 'Prince Albert Row'.

3.33 The following further projects have been completed since the preparation of the original Harrogate Conservation Area Statement in 1995:

- Refurbishment of many of the big hotels.
- Redevelopment of the 1930s Royal Baths Western Block with a striking new apartment building.
- Redevelopment of Pavillion Square (off Cold Bath Road)



The demolition of the Western Block of the Royal Baths enabled the construction of this apartment block.

- Refurbishment and conversion to leisure uses of the original 1897 Royal Baths building.
- Refurbishment of 2 – 24 Crescent Road and conversion of the upper floors to luxury apartments.
- Redevelopment of Union Street Car Park.
- Redevelopment of the former Josephine's night club on the corner of Commercial Street and Bower Road, which had become a derelict eyesore.
- Redevelopment of the former Lowther Arcade running between Oxford and Cambridge Streets (sadly much damaged by fire), some cottages, a public house and former music hall to create a popular contemporary Marks & Spencer store.



Marks & Spencers Cambridge Street entrance, the store built on the the footprint of the Lower Arcade.

- Facelifting of Harrogate House, Cophall Tower and Clarendon House.
- Upgrading and repaving of the Montpellier area to create the 'Montpellier Quarter'.
- Upgrading and redevelopment of John Street, previously a rather dingy back lane, to become an attractive street of cafés and bars.
- Refurbishment of the Library (underway at the time of writing).
- Reorganisation of the bus station.

3.34 After marking time in the inter-war period and following the sad decline of the spa in the early post-war years, Harrogate seems to have successfully diversified its economy to become an attractive, high quality shopping centre, serving an affluent rural hinterland and forming, with Leeds and York, one apex of a



A view from Montpellier Hill into the Montpellier Quarter.

prosperous 'golden triangle', as well as consolidating its conference and exhibition trade. This has been reflected in a general refurbishment of buildings and shops, the conversion of derelict or unoccupied buildings, frequently to residential use, and the upgrading of many of the big hotels.

4 Location & landscape setting

Location

- 4.1 Harrogate, a town of some 74,130 people (2005 Estimate), lies in an area of transition between the Vale of York to the east and the fringes of the Pennines to the west. It is located 22 miles west of York and 18 miles north of Leeds.
- 4.2 Most of the town occupies a plateau about 120m above sea level, but on the periphery the land descends, very steeply from the Duchy escarpment, to the valleys of the Oak Beck to the north, north-west and west, the Crimple Beck to the south-west, south and south-east and the Star Beck to the east.
- 4.3 In the heart of the Conservation Area, the declivity of the Valley Gardens divides the Duchy Estate from the Cold Bath Road area whilst the steep-sided Coppice Valley forms a break between the residential areas east of Ripon Road and those north of Kings Road. Between the Valley Gardens and Coppice Valley, there are steep descents from Parliament Street and Ripon Road to Crescent Road/Kings Road, whilst the subsidiary depression of Strawberry Dale divides the northern fringe of the town centre from the more residential area to the north.
- 4.4 The underlying geology of Harrogate consists of carboniferous sandstone, which provides the principal walling material in the older parts of the Conservation Area.

Setting

- 4.5 The landscape character around Harrogate is quite complex because of the influences of the vale to the east and pennines to the west. There are areas of special landscape value around the settlement. The Conservation Area only impinges directly onto open country on its western side, in the vicinity of the Duchy Estate, where it abuts the Harlow Hill Landscape Character Area. Harlow Hill itself, surmounted by its observatory and water tower, is outside the Conservation Area, but affords extensive views towards the town centre.
- 4.6 This landscape gently rolls and undulates before rising into Harrogate. Valley Gardens is a registered Historic Park/Garden, which extends along the anticline into Harrogate, providing an important link between town and country.
- 4.7 Oak Beck flows through the northwest corner of the Conservation Area. It is heavily wooded, partially enclosing the space and dispersing views. The land, which drains into the beck, is tended



The Pinewoods, here on the horizon, continues west from the limits of the Valley Gardens beyond the urban edge.

and managed for livestock. The field pattern here is regular with rectilinear grass fields bound by hedges and individual trees.

- 4.8 Immediately adjacent to the Conservation Area, the land north of the beck is occupied by Oakdale Golf Course which divides the Duchy from later residential development known as Jennyfield. This is a highly attractive, if manicured, valley landscape, bordered to the south by the wooded Oak Beck. However, it is not readily visible from the urban area and its impact on the town and this part of the Conservation Area is therefore limited.
- 4.9 To the south-west of the Duchy Estate beyond Cornwall Road, the land consists of a regular pattern of small and medium sized fields. Further to the south, the Pine



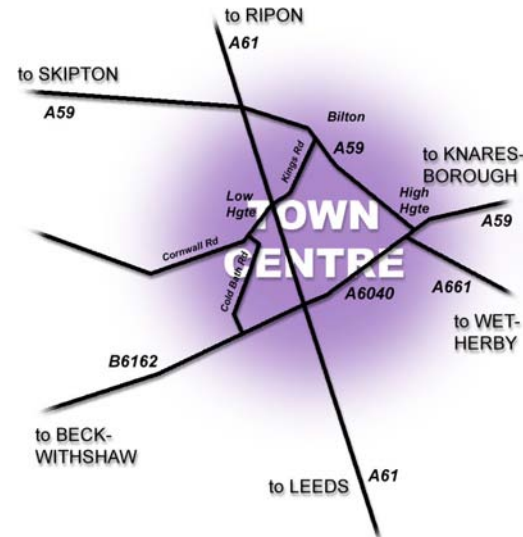
The Pinewoods

Woods extend a wooded corridor from the Valley Gardens and Bogs Field as far as Crag Lane and Harlow Car Gardens.

- 4.10 The Valley Gardens, developed as a public pleasure ground towards the end of the C19 and now included in English Heritage's Register of Historic Parks & Gardens, forms an important 'green wedge' between the Duchy Estate to the north and the Cold Bath Road and Harlow areas to the south-east.
- 4.11 The other important feature affecting the setting of the town is, of course, the Stray. Originally established to ensure permanent public access to the mineral springs, the 200 acres of the Stray extend in a great arc from Low to High Harrogate, it also includes the narrow strips of land extending along Skipton Road as far as the railway line and along part of Oatlands Drive, Hookstone Road, Leeds Road, Otley Road, Wetherby Road and Knaresborough Road. Although not usually thought of as part of the Stray, Bogs Field is also governed by the Stray Act. The Stray effectively defines the shape of Harrogate town centre to the east, south and west.

Layout

- 4.12 The main roads running through the Conservation Area are those which ran through the Royal Forest of Knaresborough before the town developed. These include the main road between Leeds and Ripon (A.61 northbound – Leeds Road, West Park, Parliament Street, and Ripon Road); between Knaresborough/Wetherby and Skipton (A.59/A.661 – Knaresborough



Road, Wetherby Road and Skipton Road); between Knaresborough and Beckwithshaw (A.6040/B.6162 – York Place and Otley Road). Kings Road, linking Low Harrogate with Bilton; Cornwall Road, linking Low Harrogate with Forest Moor to the west; and Cold Bath Road, linking Low Harrogate with the Cold Well; were also in existence by 1840, thus predating the main development of the town.

- 4.13 Most other roads and streets in the Conservation Area were constructed as part of the development of one or other of the various estates, which were developed in the course of the C19 and early C20. Most have a more or less formal character, in keeping with that date, and contrast strongly with the more 'organic' growth of Knaresborough and Ripon.
- 4.14 The two principal focal points of Harrogate are the roundabout in Low Harrogate, framed by the Crown Hotel, Royal Parade and the bottom of Montpellier Hill, and



The Cenotaph, Prospect Square, with St Peter's Church beyond.

Prospect Square, dominated by the War Memorial and surrounded on three sides by St. Peter's Church, Cambridge Crescent, Prospect Crescent, Betty's Café and the Prospect Hotel.

- 4.15 Other focal points are the Pump Room and Well Hill at Low Harrogate, Crescent Gardens and its surrounding buildings and Station Square (particularly since the construction of the Victoria Centre with its enclosing concave curve), and the roundabout at the junction of Victoria Avenue and South Park Road. By contrast, High Harrogate is laid out more informally, with Christ Church and Church Square as the main focal points. The layout of individual estates will be described in more detail in later sections of this Appraisal.
- 4.16 Apart from the Stray and Valley Gardens, already touched on, the most significant open space is Crescent Gardens, framed by the Council Offices, St. George Hotel, the Royal Hall, Hall M, the Royal Baths and the long terrace on the south side of Crescent Road, recently refurbished as shops with flats above. Also of note are the Library Gardens, and the land at The Oval.

5. Landscape character

General Landscape analysis

5.1 There are few significant views into and out of the Conservation Area, owing to the fact that it is almost entirely surrounded by later development and that its periphery is relatively flat, but there are a number of significant views within it, these are discussed in Section 7.

Views into and out of the Conservation Area

5.2 On Ripon Road (A61) the boundary of the Conservation Area is just below the top of a hill. This affords extensive views northwards along Ripon Road and, from a little further south, southwards towards the Royal Baths and Harrogate House. North of the junction with Skipton Road, the A61 rises up towards again, then



View from the northern fringe of town on the A61, buildings in the Conservation Area dominate the skyline.

drops towards Knox and rises again towards Killinghall. From various points looking south one sees Harrogate as a settlement of buildings set amongst trees. There are views of St. Luke's Church and

the Harrogate International Centre and Holiday Inn on the skyline. Approaching Harrogate, the solid Victorian buildings fronting Ripon Road as one enters the Conservation Area make for an attractive approach to the town centre.

5.3 Approaching the Conservation Area on Knaresborough Road (A59), there is a good view of Church Square, surrounded by the Stray, and there would be from Wetherby Road (A661) were it not for the mature trees which largely block the view.



Church Square and Christ Church from the A59 Skipton Road.

5.4 The approach to the town centre on Leeds Road (A61) provides an attractive first impression of the Conservation Area, however, because the land is relatively flat, there are less extensive views. In particular, Royal Crescent and the large villas to the north of it overlooking the Stray make for an impressive approach to the Prince of Wales roundabout, York Place and West Park. Similar views are obtained from Otley Road from the neighbourhood of its junction with Cold Bath Road, though in this case the positions of the Stray and the buildings fronting it are reversed.

5.5 Extensive views of the town centre can be had from Harlow Hill. There are views outwards from the Otley Road/Cold Bath Road junction towards the Reservoir on Harlow Hill.



A view from Harlow Hill (reservoir, on left) into the town.

Views within the Conservation Area

5.6 As the principal landscape feature of Harrogate, the Stray enables good views to be obtained of the buildings surrounding it. Notable among these are:

- Christ Church and Church Square in High Harrogate and the generally high quality buildings which form an extensive arc on the north-west side from the Prince of Wales Mansions to Westmoreland Street, though slightly spoiled by one or two post-war blocks of flats.
- To the west across the Stray, dominated by Trinity Church.
- From Otley Road in the neighbourhood of Trinity Road, west towards Beech Grove and north-east towards West Park.



Trinity Church just off the A61

5.7 There are also shorter-range views of importance, which will be dealt with in the context of the individual Character Areas within which they occur.

Strategic pedestrian routes

The more important of these include:

- From Crag Lane and Harlow Moor Road through the Pine Woods, Bogs Field and the Valley Gardens to Low Harrogate.
- From Park Parade to the town centre via Walker's Passage, Kingsway, Park View, Bower Street and One Arch.

the southernmost corner of the Stray at Leeds Road and from the corner of Stray Road/Tewit Well Road to Station Parade. From the junction of Wetherby Road with the Stray to North Park Road; and Slingsby Walk along the south side of the Stray linking Leeds and Wetherby Roads.

5.8 Other pedestrian links, of more local importance, will be dealt with in the context of the individual Character Areas within which they occur.

- From the West Park/Beech Grove/ Victoria Avenue junction towards Prospect Place, the War Memorial (Cenotaph), Cambridge Crescent, Betty's Café and the buildings fronting Montpellier Hill, and similar views from the neighbourhood of the 'Pier Head' and War Memorial including Prospect Crescent and northwards down Parliament Street.



A footpath across West Park Stray.

- Footpaths across the Stray linking the southern suburbs with the core of the Conservation Area, notably: From Otley Road/Park Avenue/Beech Grove across West Park Stray towards the West Park/Victoria Avenue junction; From



Betty's on the corner of Parliament Street, viewed from the Cenotaph

6. The form & character of buildings

- 6.1 This section attempts to deal in general terms with the Conservation Area as a whole. The buildings of the Conservation Area are analysed in greater detail in the context of the individual Character Areas within which they occur.
- 6.2 The predominant characteristic of buildings in the heart of the Conservation Area is that they are built of carboniferous sandstone (sometimes described as gritstone), with Welsh slate roofs. It is this characteristic which is responsible for the overall image of the town. The use of carboniferous sandstone reflects



The White Hart Hotel at the bottom of Cold Bath Road.

the underlying geology of Harrogate and of the eastern fringe of the Pennines generally. This is in strong contrast to Knaresborough where the predominant building stone is Magnesian limestone, though some sandstone buildings occur. Notwithstanding the close proximity of the two towns (only 4 miles apart), there is little use of Magnesian limestone in Harrogate, indicating the high costs of



Welsh slate roofs have a 'heather' colour and are often used with contrasting clay ridge tiles. The higher roof (Betty's) is green Westmoreland slate.

transport and the natural tendency of builders to use the stone most readily available to hand.

- 6.3 Some older buildings have stone or Westmoreland slate roofs but, by the time most of the town was developed, the expansion of the railway network had made it possible to bring in much cheaper Welsh slate, characteristic of most of Harrogate's later C19 buildings.
- 6.4 Most of the buildings in and around the town centre are two to three full storeys in height above ground level, with three storeys predominating, often with basements and attic storeys in addition. This applies to the principal shopping streets of Parliament Street and James



Prince Albert Row on Station Parade - a generous three storey height terrace with rooms in the roof.

Street, Prince Albert Row, West Park, High and Low Harrogate, and the predominantly residential areas to the south of the town centre. It is the combination of the height of these buildings together with their consistent sandstone and slate roofed construction which is chiefly responsible for the 'image' of Harrogate.

- 6.5 In addition, churches, the larger hotels and the turret of the theatre make a significant contribution to the town's skyline.
- 6.6 Elsewhere in the later C19 parts of the town, there is a distinction between houses



Providence Terrace.

built for middle-class occupation, which are generally of at least three storeys in height, and artisans' dwellings consisting of two storey cottages. This can readily be seen in areas such as those to the north of the town centre, where imposing streets such as Franklin Road and Franklin Mount contrast with more humble streets like Mayfield Grove and Providence Terrace.

- 6.7 Other than in the town centre, where most commercial buildings front directly onto the footway, most houses have forecourts. As might be expected, these are quite small in the case of artisans' dwellings



Multi-pane sash windows and classical doorcase in the Georgian manner seen on West Park.

but are more extensive in the case of middle-class houses. In the earlier C19, middle-class houses are typically terraced and designed in the Georgian manner, with multi-paned sash windows (flat or shallow bows) and classical doorcases, for example on West Park. From the mid C19 onwards, they are more likely to be detached or semi-detached and more heavily detailed in the Victorian manner,



The use of render at first floor with half timbers effect above. Feature oriel window above three light window with heavy timber mullions and small paned upper sashes. This example from the Duchy estate.

with four- (or later two) paned sash windows and with canted bays (in stone or timber) to the ground and sometimes first floors.

- 6.8 In the Edwardian period, brick and render start to rival stone as the main walling material and 'Rosemary' tiles to compete with Welsh slates as the main material



Again in the Duchy estate - small Rosemary tile on the roof and bays. Note the low eaves and the tall, narrow chimneys.

for roofing. This is the case in the more western parts of the 'second' Duchy Estate and in much of the southern part of the Conservation Area. The majority of

buildings retain their original fenestration, though doors and windows in PVCu are more prevalent in the artisans' terraces.

- 6.9 This is a very brief summary of the buildings of the Conservation Area. They will be described in more detail in each of the nine Character Areas into which the Conservation Area has been divided for purposes of analysis.

Listed buildings

- 6.10 It is characteristic of the dominant Victorian character of Harrogate and of the date (1975) when the resurvey of the



St Wilfrid's Church in the Duchy, a Grade I listed building.

town was carried out, that comparatively few buildings (approximately 335) as a proportion of the total are listed. Around 84% of these lie within the Conservation Area. (Ripon and Knaresborough have similar numbers of listed buildings but each settlement is only about a fifth the size of Harrogate). Had the resurvey of Harrogate been carried out a decade later when the rest of the District was resurveyed, it is likely that considerably

more buildings would have been listed. It is particularly noticeable that Harrogate has only one Grade I and few II* buildings. Listed buildings will be discussed in more detail in the individual Character Areas and all are named in Appendix D.

Unlisted buildings which make a positive contribution to the Conservation Area

6.11 The character of central Harrogate derives much more from its unity in terms of the scale, materials and overall quality of its buildings than from their individual noteworthiness. The majority of buildings, therefore, make a positive contribution to the character of the Conservation Area. Because it has comparatively few listed buildings, the character of Harrogate Conservation Area relies to a much greater

extent on its wealth of unlisted buildings. Some of these have been specifically identified as Buildings of Local Interest and Merit through public consultation and in the course of this study, but the majority of later C19 stone buildings and many from the C20, by reason of their scale, massing or consistency of materials play an important role in constructing the 'image' of Harrogate.

6.12 Buildings identified as of Local Interest and Merit are recorded, as recommended by PPG15, on the Character Area Analysis & Concept Maps. There is a general presumption that buildings of local interest within the Conservation Area will be protected from demolition and the Borough Council will be especially vigilant when considering applications for alterations or extensions. The identification of Buildings



29 & 30 Regent Parade on the Stray.

of Local Interest and Merit is necessarily selective. The fact that the majority of buildings are excluded from this category does not mean that they do not make a positive contribution to the overall character and appearance of the Conservation Area.

7. Character area analysis

- 7.1 The Conservation Area includes all that part of the town, predominantly of stone construction, developed before the First World War. However, in some areas, notably the Wheatlands area bounded by the railway, Hookstone Road and Oatlands Drive, and the north western part of the Duchy Estate, areas of high quality, inter-war, development have also been included.
- 7.2 To facilitate analysis and description of the Conservation Area, it has been divided into nine character areas (shown on Maps 1 and 2 - on pages 3 and 4 respectively).

These have been selected as exhibiting a degree of homogeneity as compared with other parts of the Conservation Area, though there is still a considerable variety within each area. The nine areas are:

- A The Town Centre (including Low Harrogate and the Victoria Park Estate)
- B North East Residential Area
- C The Duchy Estate (and the area north of Springfield Avenue)
- D High Harrogate (the “triangle”)
- E The Stray

F Cold Bath Road and Valley Gardens

G West End Park Estate

H Leeds Road Area (South of the Stray and west of the railway)

I Oatlands Drive and Wheatlands Road East (South of the Stray and east of the railway)

note: Each Character Area section includes more detailed maps.

8. Character Area A: Town centre, Low Harrogate & the Victoria Park Estate

8.1 Whereas most other parts of the Conservation Area are primarily residential, this Character Area contains, as might be expected, a varied mix of uses, though the sub-areas listed below are not, of course, entirely homogeneous:

- Typical High Street chain stores centred on Cambridge Street.
- High quality shops centred on James Street, Parliament Street, 'Prince Albert Row' (63 – 81 Station Parade), the 'Montpellier Quarter' and Low Harrogate.
- Banks and building societies centred on Prospect Square, James Street and Cambridge Road.
- Independent retailers and charity shops on Beulah Street, Oxford Street, Station Parade and Commercial Street.
- Estate agents on Albert Street and Princes Square.
- A wide variety of uses including commercial, educational, professional



The Yorkshire Hotel (formerly the Imperial Hotel) on Prospect place is an imposing building.

and residential in the area abutting and to the south of Victoria Avenue.

- Purpose-built offices on Station Parade (Cophall Tower and Clarendon House).
- Major hotels at Prospect Square (Yorkshire Hotel), Low Harrogate (Crown Hotel) and in the north of the area (Old Swan, St. George and Majestic Hotels).
- Predominantly residential in the Kings Road/Cheltenham Mount/Mount Parade/Granville Road area.
- A number of churches and chapels are interspersed amongst the commercial centre and residential edge of this area.

8.2 Throughout the area offices, bars, pubs, cafés, restaurants and residential uses are widely dispersed.

Form & character of buildings

General form

8.3 Buildings in this Character Area are so varied that it is not possible to make more than a few broad observations. The majority in and to the north and north-west of the town centre form part of continuous terraces, though this does not always imply uniformity of style, whilst between the town centre and the Stray detached or semi-detached villas predominate.

8.4 Buildings are generally three storeys, which are generous in height, however in Cambridge Street, Oxford Street, the more northern part of Station Parade, Beulah

Street and Commercial Street, buildings are generally lower and less distinguished, some having been redeveloped in the C20. There are buildings that are significantly greater in height, but these are few and far between, they include The Exchange (formerly Cophall Tower) and the more recent developments at the Ginnel and southwest of the Royal Baths.

8.5 Perhaps the most impressive and distinctive terraces are:

- The three convex crescents - Cambridge Crescent, Prospect Crescent and Royal Parade
- Prospect Place and West Park between James Street and the Prince of Wales roundabout and York Place between the Prince of Wales roundabout and Station Parade



Prospect Place, formerly lodging houses converted into the Spa Hotel, now the Hotel du Vin.

- The 'Hirst Terrace' (on the south side of James Street between Princes Street and Station Parade) and the adjacent North-Eastern Chambers

- Princes Square
- 63 – 81 Station Parade ('Prince Albert Row') and its continuation along Station Bridge
- 2 – 24 Crescent Road overlooking Crescent Gardens



2-24 Crescent Gardens, known as The Grosvenor Building, have retained many of their original elegant shopfronts.

- The two terraces fronting the western and south-eastern sides of Swan Road
- The sweep of buildings to the north-east Montpellier Hill.

8.6 On Victoria Avenue, York Place East of South Park Road, and on Queen Parade, detached villas, semi-detached houses or short terraces predominate. On the northern periphery of the Character Area, other longer terraces (of more than six houses) are to be found on Kings Road, Strawberry Dale, Cheltenham Mount, Granville Road, Mount Parade and, in the south, on Robert Street, Tower Street, Oxford Terrace and Albert Terrace. In the south-west corner of the Character Area, imposing buildings around the perimeter (Victoria Avenue, Station Parade, York Place and West Park) conceal more modest buildings and streets behind.

8.7 In the town centre (roughly bounded by Crescent Road, Kings Road, Cheltenham Parade, the railway, Albert Street and Montpellier Hill), most buildings front directly onto the footway, though many on the periphery of the Character Area, originally residential, have front gardens and/or front basement areas. The houses on Cheltenham Mount have quite long front gardens.

8.8 Terraced buildings, as would be expected, generally present their eaves to the street, though there are notable terraces of gabled buildings. Many have dormers which rise from the façade of the building.



Oxford Street has a variety of roof types: eaves facing street; dormers; gables; parapet wall hiding roof; and hipped roofs.

8.9 One distinctively Harrogate feature is the presence of cast-iron canopies to many shops, e.g. 63 - 81 Station Parade ('Prince Albert Row') and a number on James Street. There are far fewer than there used to be and their reinstatement is encouraged. Jespers' canopy in Oxford Street is a good example of a new, but traditionally designed, canopy and it is hoped that other new canopies will be constructed to link this with the theatre canopy.



This shop canopy on James Street has prominent decorative ties to the building facade.

8.10 Significant new development in the town centre includes the tall block of apartments on the site of the former Western Block of the Royal Baths, residential development on Queen Parade on the site of the former Queen Mary House, the Jubilee multi-storey car park on Union Street (replacing an earlier concrete faced multi-storey car park), the hotel on The Ginnel, extensions and alterations to the Grosvenor Buildings and, currently under construction, the redevelopment of and at the rear of 8 & 9 West Park. Generally, these have been sensitively designed, most enhance and none detract from the Conservation Area.

Materials

8.11 The majority of those buildings which one thinks of as quintessentially 'Harrogate' are of carboniferous sandstone, mainly with Welsh slate roofs, though some of the older buildings are roofed in Westmoreland slate. In some parts of the town centre, mainly from Cambridge Street northwards, brick and render make their appearance, generally on less prestigious shopping streets. Hooper's store on the north side



The use of stone walling and slate roofs predominate.

of James Street is unusual in being faced with what appears to be a white terra cotta.

- 8.12 The majority of stone buildings have not been cleaned and present an appearance of a sombre and uniform grey. In recent years, a number have been cleaned. This is often perceived as enhancing and 'lightening' the building and can improve the character of the building concerned, but it also detracts from the overall unity of the townscape. Many owners, predominantly of commercial buildings, have also painted their facades, presumably to draw attention to their buildings for commercial purposes. This



Painting of the property facade on the left, masks interesting architectural detail and destroys the unity of this terrace on James Street.

has definitely detracted from their character and the Council has made an Article 4 Direction to bring the painting of building facades within planning control.

Windows

- 8.13 On C18 and early C19 buildings, windows are generally 12 or 16 paned vertical sliding sashes, set into reveals, though some have had Victorian bays added at ground, and sometimes first, floor with 4 or 2 paned sashes (the bays themselves may be of stone or timber - two-storey timber bays are a rather unusual and characteristic feature of parts of Harrogate). Buildings constructed in the later part of the C19 normally have 4 or 2 paned vertical sliding sashes. C20 buildings have windows of various types.



Six over six paned sash window, commonly described as Georgian.

- 8.14 Because most buildings in this Character Area are in commercial use or, if residential, are divided into flats (and thus require planning permission to alter windows), there has fortunately been relatively little replacement of timber windows with PVCu or other windows of a non-traditional design.



Two over two paned window, most are Victorian although some are of later construction.

Shopfronts

- 8.15 Shopfronts represent an important element of the town centre and many high quality traditional shopfronts survive. The development of plate glass in the middle of the C19 gave rise to large shop windows. Typically, the windows are tall in height and many are without transoms. However, Edwardian shopfronts have a high level transom and decorative glazing above often taking the form of small panes and sometimes ornate stained glass patterns. Windows are divided vertically by mullions, which sometimes take the form of thin collonettes or terminate in elliptical heads. The late C19 shopfronts have deeply recessed doorways with decorative thresholds and soffits and some have curved glass between the doorway and the front window. Victorian shopfronts typically have elaborately carved console brackets enclosing the fascia above the window. Shop doors have glazed panels above raised and fielded timber panels, although later doors are almost fully glazed.
- 8.16 There are a few well-designed late C20 shopfronts that have no decoration, but are well-proportioned and of high

quality materials, thus appearing an elegant contemporary alternative to the traditional shopfronts of the town. However, unfortunately there are other C20 shopfronts whose proportions do not reflect traditional shopfronts and are of poorer quality materials that are detrimental to the streetscene.

Architectural detailing

- 8.17 The majority of the buildings in the town centre have ornate detailing adding a wealth of interest to the street-scene. The stonework at ground floor level of shops, banks and public buildings has deep recessed joints, some public buildings and banks have rusticated stone at the base. Facades are articulated by means of stone pilasters, some with ornate capitals, and horizontal string coursing (or banding). Window cills project generously forward of the walls.
- 8.18 Eaves details here are generous in scale, some having stone brackets or dentiles, others having timber brackets, often elegantly shaped and supported by banding. In the narrower streets of the town centre the eaves provide an ornate cornice to the building and the roof above is hardly visible from some angles.
- 8.19 Generally the Georgian buildings of the town centre are not richly decorated and often reflect vernacular architecture local to Harrogate. The buildings are robust in appearance, quoins (large corner stones) are a common feature, the stonework courses are generous in height. The roofs do not project much at the eaves and commonly there is stone tabling to the gable and kneelers at the corners. The

more polite buildings have doorcases and there are examples of some refined detail, which is nowhere near as exuberant as some of the buildings of the later part of the C19 and early C20.

- 8.20 Residential Victorian buildings have timber barge and eaves boards that are decorative and a distinctive characteristic element of the villas and terraces of the town in addition to the bays and generously proportioned windows above.

Listed buildings

- 8.21 Whilst all listed buildings contribute to the character and appearance of the Conservation Area, those on Cambridge Crescent and Prospect Crescent and Betty's, opposite, form an attractive civic space. Further out of the town centre, the Crown Hotel, The Royal Baths and the Swan Hotel are important landmarks. Of the 282 listed buildings within the Conservation Area, 165 are located within this Character Area, but only four are listed in one of the higher grades:

The Royal Pump Room Museum, Crown Place (Grade II*) (photo on p.7) Built c.1842 of grit stone ashlar by Isaac T Shutt on the site of the sulphur springs discovered by Edmund Deane in 1626, the old sulphur well is incorporated in the basement of the present building. This replaced the previous domed cover of 1807-8 which was removed to the Tewit Well. The Annexe to the rear was added by Leonard Clarke c.1913. Betty Lupton, 'Queen of the Wells', worked here in the early C19.

The Royal Hall, Ripon Road (Grade II*) (photo on p.7) Originally known as the Kursaal, until the name was changed in the First World War, the Royal Hall was built in 1903 of coursed limestone by Robert Beale and Frank Matcham as a concert hall, with an ambulatory around which visitors could promenade. The building has a fine Bavarian Baroque interior for which it is listed. After a period of neglect which necessitated its closure, it was extensively restored at the beginning of the C21 and reopened by the Prince of Wales in 2008.

The White Hart Hotel, Cold Bath Road (Grade II*) (photo on p.16) Built c.1846 as a three-storey hotel in gritstone ashlar, the building was latterly used as a training establishment for the National Health Service, but has now reverted to its original use.

1 – 4 West Park (Grade II*) An early C19 gritstone ashlar terrace of 3 storeys with semi-basements. Bow windows rising full height of buildings. Recessed sash windows with glazing bars. Timber doorcases with round arched doorways. No 2 with portico. Group value with the return of the former Harrogate School of Art, Victoria Avenue.

- 8.22 The remaining listed buildings are all Grade II. They are named in Appendix D and are identified on the Area A Listed Buildings Map.

Buildings of local interest & merit

- 8.23 Buildings considered to be of particular Local Interest and Merit are shown on

the Landscape & Concepts Map as meriting preservation. This may be on account of their architectural distinction, historic significance or importance to the townscape. It is important to note that there may be buildings of equal merit elsewhere in the Conservation Area that are not so identified because they do not make quite the same contribution to their context. The following buildings are identified as being of Local Interest & Merit on the Landscape & Concepts Map:

Albert Street: 8 – 14

Belford Place: Albert House, 1 – 4

Belford Road: Primary School

Beulah Street: 13 (Monkhouse Intersport)

Bower Road: 15, Londesborough Club & building on site of former Josephine's night club (between Commercial Street & Station Parade)

Cambridge Street: 33 – 37 (Boots), 6 – 14

Cambridge Terrace and the former fire station

Cheltenham Parade: Former Wesleyan School (now Jinnah Restaurant), 2 – 4 (formewwrlly Pinocchio's Restaurant)

Crescent Gardens: Council Offices

East Park Road: 1, 2, 4, 6

James Street/Station Square: North Eastern Chambers and the 'Hirst Terrace', 10 – 14 (Gap), 28 (Hooper's), 36/38 (Alexon – Ogden's), 48 (Lakeland)

Mayfield Grove: 10 (Drill Hall)

Montpellier Parade: 1 – 35 (from Betty's Café to 4 Montpellier Gardens)

North Park Road: 3 – 9, 4 – 6, 23

Oxford Street: 13 (The Gaming Lodge)

Princes' Square: 1 – 13, 2 - 14

Prospect Place: Yorkshire Hotel, The Alexandra PH, Cathcart House (1 Raglan Street)

Queen Parade: 1 – 9, 15 – 21, 12, 16, 1 – 16 The Gables

Raglan Street: The Old Courthouse, 4, 6, 3, 5

Ripon Road: St. George Hotel

Royal Parade 1 – 3, 5 – 13 (4 already listed)

Springfield Avenue: Majestic Hotel

South Park Road: 4, 6, 8, 10, 1, 3, 5, 7, 9, 11

Station Bridge: 1 – 7

Station Parade: 28 – 34 (with 36 – 42 Beulah Street), 86 – 96, 100 – 106, 101 – 105

Swan Road: 4, 6, 8, 10

Victoria Avenue: United Reformed Church Hall, 1, 3, 5, 7, 17, 19, 21 23, 25, 37, 2, 4, St. Paul's Church, 6, 8, 10, 12, 14, 16 (with 80 & 89 Station Parade), 18, 20, 2 South Park Road, 22, 24, 26, 28, 32, 34, 36

West Park: 5, 6, 7, 11, 12, 17 - 25

York Place: Prince of Wales Mansions, 13 – 23 York Place, Royal Chambers, 23 South Park Road, 25 – 54, 59 – 64

8.24 Some of the buildings mentioned above are contemporary, for example the recent development of a terrace of sixteen maisonettes ('The Gables') on



The Gables, Queens Parade.

the western side of Queen Parade has replaced a rather unattractively designed convalescent home and is an indication that new development can, if sensitively designed, improve the character of a conservation area.

Landmark buildings

8.25 Landmark buildings are defined as buildings occupying an important and prominent position in the Character Area. They may include Listed Buildings, Buildings of Local Interest and Merit or buildings in neither of these categories and are shown on the Landscape & Concepts Map. They include:

Old Swan Hotel



Council Offices facade on Crescent Gardens.



Wesley Chapel on Oxford Street

- Majestic Hotel
- St. George Hotel
- Council Offices, Crescent Gardens
- Royal Hall and the new Hall 'M'
- Royal Baths
- Royal Pump Room Museum
- Crown Hotel
- New apartments on the site of the former Western Block of the Royal Baths
- Wesley Chapel
- Harrogate Theatre (Opera House)
- White Hart Hotel
- 32 Parliament Street (Westminster Arcade)
- Betty's Café
- St. Peter's Church
- War Memorial
- Victoria Gardens
- United Reformed Church
- The Library

- Harrogate Baptist Church
- The Belvedere (Former College of Art)
- Prince of Wales Mansions

8.26 Notable modern (and generally less attractive) buildings include Harrogate House (Parliament Street), Copthall Tower and Clarendon House (Station Parade). All have recently been upgraded and their appearance much improved. They must be considered as landmark buildings but overall their height, form and scale nevertheless result in a negative contribution to the townscape.

Buildings in need of significant repair or enhancement

8.27 As indicated in Section 3.0, over the last two decades, there has been considerable investment in the centre of Harrogate, resulting in a general smartening up of the town centre and other buildings in this Character Area. Nevertheless, there are a number of sites and buildings which would benefit from redevelopment or enhancement, including:



Bridge over Station Parade from Victoria Centre to Victoria Car Park

- Foremost among these is the Station area, for which various development proposals have been put forward but, to date, have not been implemented. The original C19 station buildings are neglected and the post-war replacement building, constructed as part of The Exchange (Copthall Tower) development, is dreary and unwelcoming to the traveller. In the meantime, cosmetic improvements should be considered for the wall to the rear of the car park situated between the railway and bus stations. A new 'point de vue' opposite the end of Cambridge Street would benefit the townscape.
- There is an opportunity greatly to enhance the appearance of the formal 'Hirst Terrace' in James Street by the removal of paint from those facades which have been painted. The potential for this was shown some years ago when Laura Ashley took over one of the buildings and removed the paint to reveal a warm red brick enlivened by stone dressings. If the other property owners in the Terrace could be induced to follow suit, this would be a major enhancement of an important group of buildings in this part of James Street.
- Removal of paint from other buildings where facades have been painted would also improve the appearance of the Character Area.
- Whilst there has been considerable improvement to buildings and shopfronts in the more prestigious

shopping streets, elsewhere some buildings are poorly maintained and have poorly designed shopfronts. However, many of these are modest, privately owned businesses which probably generate insufficient income to be able to afford such cosmetic improvements from their own resources.

- The Tower Street multi-storey car park is an unattractive, predominantly concrete, structure. Tower Street as a whole presents a rather run-down appearance, but is home to a number of businesses, many of which probably depend on the presumably low-rent accommodation which the street affords. In view of its 'backland' location, it has little adverse effect on the wider Character Area.
- However, a building that should be mentioned is the tall building on the corner of King's Road between Union Street and Cheltenham Crescent. It has for many years functioned as a night club which does not appear to generate sufficient income to allow it to be well-maintained, whilst its internal layout does not seem to be attractive to other, more profitable uses, such as residential or offices. It is also rather out of scale with neighbouring buildings. It might, therefore, be appropriate to allow its redevelopment, though a suitable scale and high standard of design in this prominent location will be essential.
- Sunwin House (Westgate) is well-maintained but its design is out of character with the rest of the town centre. One can only look forward

to the time when its replacement by a more appropriately designed building may become an economic possibility. The space behind it fronting onto Raglan Street also leaves an unsightly gap in the street frontage.

- More of a detractor from the Character Area is York Place overlooking the Stray. It would be highly desirable for the motor vehicle repair business to relocate to alternative premises outside the Conservation Area and for the building on York Place to have its ground floor frontage reinstated and revert to residential use.
- The temporary barriers beside the balustrade to Royal Bridge on York Place are unsightly and should be removed and the weak balustrade replaced with one of appropriate design.
- The terrace 30 – 35 York Place (No. 35 excepted) is spoiled by large and unsightly flat-roofed dormers which are almost contiguous giving the appearance of an additional storey. It would be desirable for these to be removed and replaced either with traditional dormers or 'conservation' rooflights. However, because they are otherwise attractive and overlook the Stray, they are nevertheless considered to be Buildings of Local Interest and Merit.
- The reinstatement and erection of new canopies, particularly along Parliament Street, Royal Parade and the north of James Street would enhance the area.
- The distinctive crescents, Cambridge Crescent, Prospect Crescent and Royal Parade have uncharacteristic alterations



West Park down to Cambridge Crescent and the War Memorial.

at ground floor level. Symathetic restoration would enhance these buildings.

Landscape character, topography & views

Topography

8.28 The area covered by the commercial heart of Harrogate is relatively flat, but slopes away to the west and north towards Low Harrogate, Valley Gardens, Crescent Road, Kings Road and Strawberry Dale, before rising up again further to the north, particularly along the axis of Ripon Road. These changes in level and the general layout of the town give rise to a number of notable views:

- From the southern boundary of the Character Area on West Park towards the War Memorial, Betty's Café and Cambridge Crescent.
- Looking westwards along James Street towards the War Memorial and Betty's Café
- From Montpellier Hill towards the Crown roundabout and the buildings surrounding it in Low Harrogate, and vice versa towards the War Memorial.



Along John Street towards Prospect Crescent.

- From the junction of Swan Road and Crescent Road towards the Old Swan Hotel and vice versa towards the Royal Pump House Museum.
- A short view from the Royal Pump House Museum towards the picturesque group of buildings on Well Hill and vice versa.
- Southwards along Ripon Road towards the Royal Baths and Harrogate House.
- Northwards from various points in the town centre towards the Majestic Hotel and the Harrogate International Centre/ Holiday Inn.

Roads & streets

8.29 Most roads and streets in the Character Area are relatively straight, reflecting the planned development of Harrogate in the C19 of a number of contiguous estates. However some are more picturesquely curved, such as Cheltenham Parade, Cheltenham Crescent, Swan Road, South and East Park Roads. Roads and streets, apart from a few such as Beulah, Commercial and John Streets and The Ginnel, are generally wide, giving the Character Area a spacious feel despite the generous building height of the majority

of buildings, particularly in the case of Victoria Avenue.

- 8.30 In the town centre (roughly bounded by Crescent Road, Kings Road, Cheltenham Parade, the railway, Albert Street and Montpellier Hill), most buildings front directly onto the footway, though many on the periphery of the Character Area, originally residential, have front gardens and/or front basement areas. On Cheltenham Mount, the houses have quite long front gardens.
- 8.31 Outside the town centre, where buildings are set back from the footway, they are usually bounded by low walls and hedges, most railings having been removed during the Second World War. High hedges and railings are particularly notable where they front the houses on York Place. One particularly notable (listed) wall, adjacent to Belvedere House (the former College of Art) on Victoria Avenue, was unfortunately allowed to be demolished to allow (for security reasons) an open frontage to the new Magistrates' Courts. It was partially rebuilt as a boundary wall between the two buildings but it has little impact in its new situation.
- 8.32 Where they exist, most front gardens are reasonably maintained and there has been little paving over for car parking, though there are a couple of unfortunate examples in Queen Parade. Outside the town centre, the Character Area is well-treed, both on public and private land. West Park, York Place and footpaths across the Stray are generally tree-lined. There are many formally planted beds, reflecting Harrogate's reputation as a floral town.

Open spaces

- 8.33 Open spaces which contribute to the Character Area include both public and private open spaces.
- 8.34 West Park Stray (and the open space to the front of Prospect Place) plays an important role in defining the town centre and providing the setting for (clockwise) the White Hart Hotel and Royal Parade, the Crown Hotel, Montpellier Hill, Betty's Café, the War Memorial, Cambridge and Prospect Crescents, St. Peter's Church, the terraces fronting Prospect Place and the United Reformed Church, allowing all these buildings to be viewed at a distance and their group value to be fully appreciated. These are perhaps the most iconic views of Harrogate and make for a definite sense of arrival in the town centre.
- 8.35 The area around the War Memorial must be considered an open space in its own right, providing the setting for the memorial itself and for the surrounding buildings. It has to lend itself to the annual ceremony of Remembrance but also provides a space for shop and office workers to eat their lunchtime sandwiches and for people generally to sun themselves on warm summer days.
- 8.36 The Valley Gardens (outside this Character Area) and the small area of open space fronting Well Hill (Promenade Square) contribute to the setting of buildings in Low Harrogate, in particular the Royal Pump Room Museum.
- 8.37 Crescent Gardens also provide a similar setting for the Pavilion (shelter), the Mercer Gallery, the Council Offices, the St.



Crescent Gardens with Grosvenor Buildings on left and Council Offices on right.

George Hotel, the Royal Hall, Hall 'M', the Royal Baths and the terrace forming 2 – 24 Crescent Road.

8.38 Station Square, lying to the west of Station Parade opposite the Station and Copthall Tower, was revamped as part of the redevelopment of the Market Hall to create Victoria Gardens. Unfortunately, apart from the paving of the area enclosed by the quadrant of Victoria Gardens (a modification of the original 'forum' which gave access to the basement market), the opportunity to create an attractive, formal space was not taken and the area presents a very 'bitty' appearance with paths, low fences and hedges, and a thoroughly unscholarly tempietto. However, the low hedges do provide some shelter from the traffic on Station Parade for shop and office workers eating their lunchtime sandwiches.

8.39 The small square to the east of the Library is a more attractive open space, though somewhat diminished by the presence of the public lavatories to the west and the unattractively designed Sunwin House (Westgate) to the north. It is hoped that the current refurbishment of the Library will result in an improvement to the setting of the area on the western side.

8.40 Another attractive open space is the small area between Albert Terrace and Station Parade. The space is attractively surrounded by Albert Terrace itself, 94/96 Station Parade and the 'repository' of St. Robert's Church. It is unfortunate that the space is enclosed on its remaining side by a supermarket, whose location is unfortunate, though great efforts were made when it was developed to minimise its impact by cladding it in stone and by giving it gables and a pseudo Mansard roof.

8.41 The main private open spaces in the Character Area are the grounds of the Majestic and Old Swan Hotels. Apart from its trees, the first has little public impact, being mostly screened from outside view, though it obviously makes a major contribution to the setting and amenities of the hotel. That to the south of the Old Swan Hotel is more open to public view.

Landmark trees

8.42 There are very many trees in the Character Area, mainly lining Victoria Avenue, West Park, Montpellier Hill and Ripon Road, but also with a large concentration on West Park Stray and lining the footpaths which criss-cross it. Trees are also important to the character of open spaces such as Crescent Gardens and the open space east of the Library. However, whilst in the aggregate trees are very important to the character of the open spaces in the Character Area, there are very few trees which by their particular location or individual distinction could be regarded as Landmark trees. Perhaps the most important individual trees are the small



Trees line the footway along West Park

group on Well Hill, which contribute to the setting of the Royal Pump Room Museum and the buildings which constitute Promenade Square, those in Crescent Gardens and those on Station Parade in front of Albert Terrace and St. Robert's Church. The great majority of trees line roads or are on land owned or maintained by the Council. Most trees are shown on the Landscape Map in a generalised manner, though the few considered as Landmark trees are shown individually.

Hard spaces in need of repair or enhancement

8.43 Hard spaces within this Character Area are generally well maintained. However, a few areas would benefit from enhancement:

- The Station forecourt and the adjacent surface car park, best tackled as part of a redevelopment scheme for the Station as a whole.
- Montpellier Square was previously a typical 'backland' area of derelict buildings. More recently these were cleared and a layer of crushed stone put down over much of the area, which is used mainly for private car parking

for the surrounding businesses. Although it is enclosed and does not, therefore, impinge on the wider area, it would be desirable for the Square to be sensitively redeveloped.

- Various back lanes in the town centre present a rather neglected appearance, but this is primarily due to the unconsidered rear elevations of the buildings which back onto them and it is difficult to make any positive suggestions for their improvement.
- In the southern part of the Character Area, the surface car park in the Belford Square area would benefit from screening and the gap on York Place between Prince of Wales Mansions and 6 York Place would benefit from being filled.
- The junction of Ripon Road and Kings Road, with its many safety barriers and expanse of tarmac, is unwelcoming to pedestrians. The removal of unnecessary barriers and perhaps the planting of a tree at this junction would help screen the poorer buildings here from certain viewpoints.
- Planting of trees along Station Parade and Cheltenham Parade, in addition to resurfacing the pavements, would benefit the streetscene.
- Similarly, planting trees alongside the car park in The Ginnel would soften the appearance of this thoroughfare.

Space between & around buildings/ surface treatment & materials

8.44 Most pre-C20 paving materials in Harrogate were long ago taken up and

replaced by pre-cast concrete (PCC) flags in the town centre and by bitmac elsewhere. In the second half of the C20, Harrogate Borough Council adopted a policy of retaining PCC flags in those areas where they already existed, and surfacing footways in bitmac elsewhere. As part of pedestrian priority schemes in Cambridge Street/Market Place, Beulah Street, John Street and Oxford Street, PCC flags/bitmac were replaced by small-scale concrete paviments of various types. Those



Beulah Street, towards the Victoria Centre, forms part of the pedestrianised shopping area.

streets which have been pedestrianised more recently and given a fairly simple treatment using materials, such as Tegula, are perhaps the more visually successful. The paving material in the more residential northern and southern parts of the Char-



Coloured sett-work on Oxford Street is punctuated with decorative inlays.



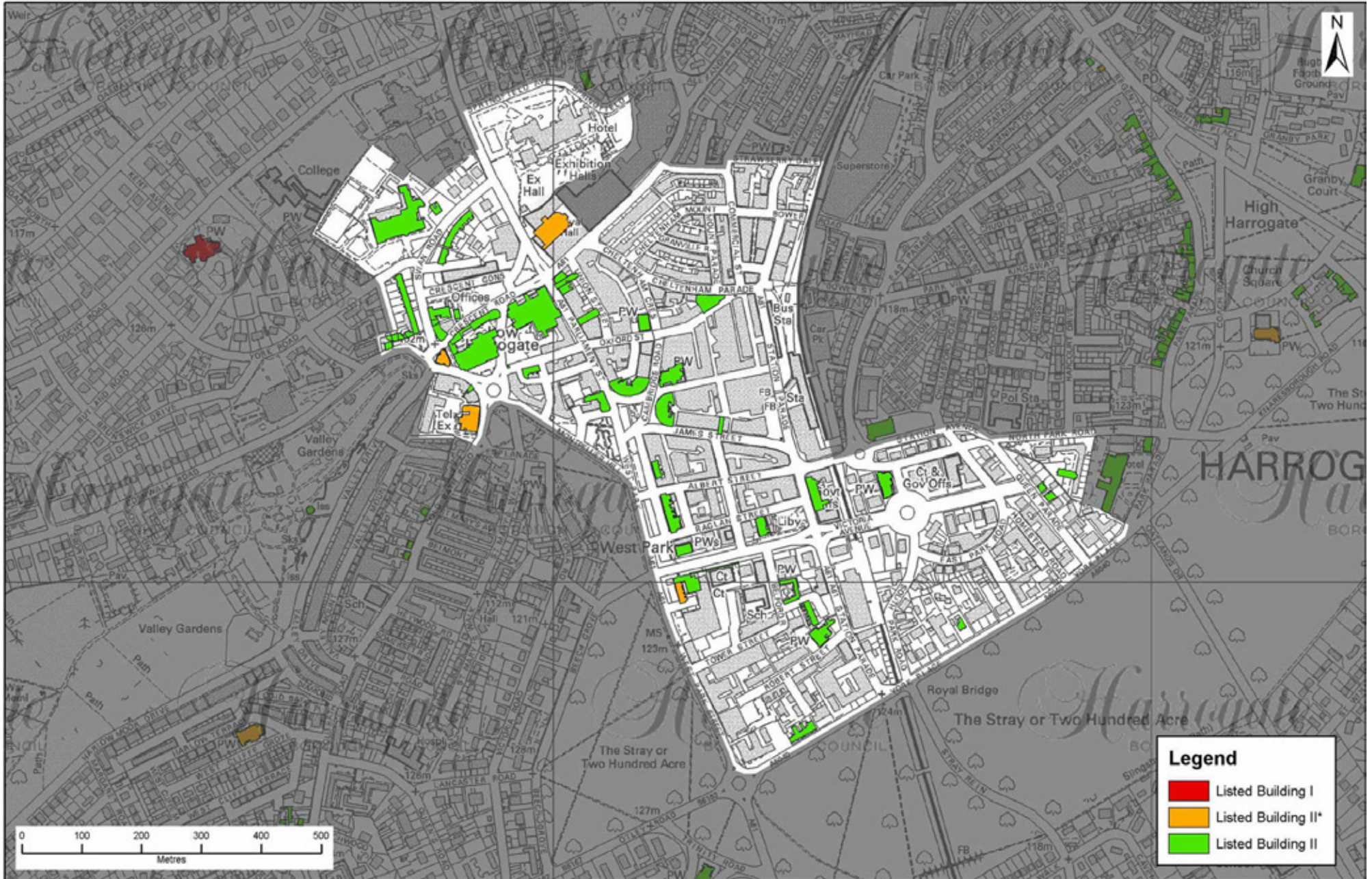
Paving detail on John Street, also pedestrianised.

acter Area outside the town centre is generally bitmac.

8.45 Outside the pedestrianised streets, most footways in the town centre are a mixture of pre-cast and vibrated concrete flags, together with smaller 'Saxon' concrete flags, but there are a few areas of bitmac and in-situ concrete. The standard of maintenance in some areas could be improved. Whilst it is appreciated that resources do not exist for any extensive use of traditional materials, perhaps future repaving in the town centre could be carried out in Tegula (or similar) to achieve a visual improvement and greater consistency of materials, on the lines of the schemes carried out in Beulah Street and Oxford Street.

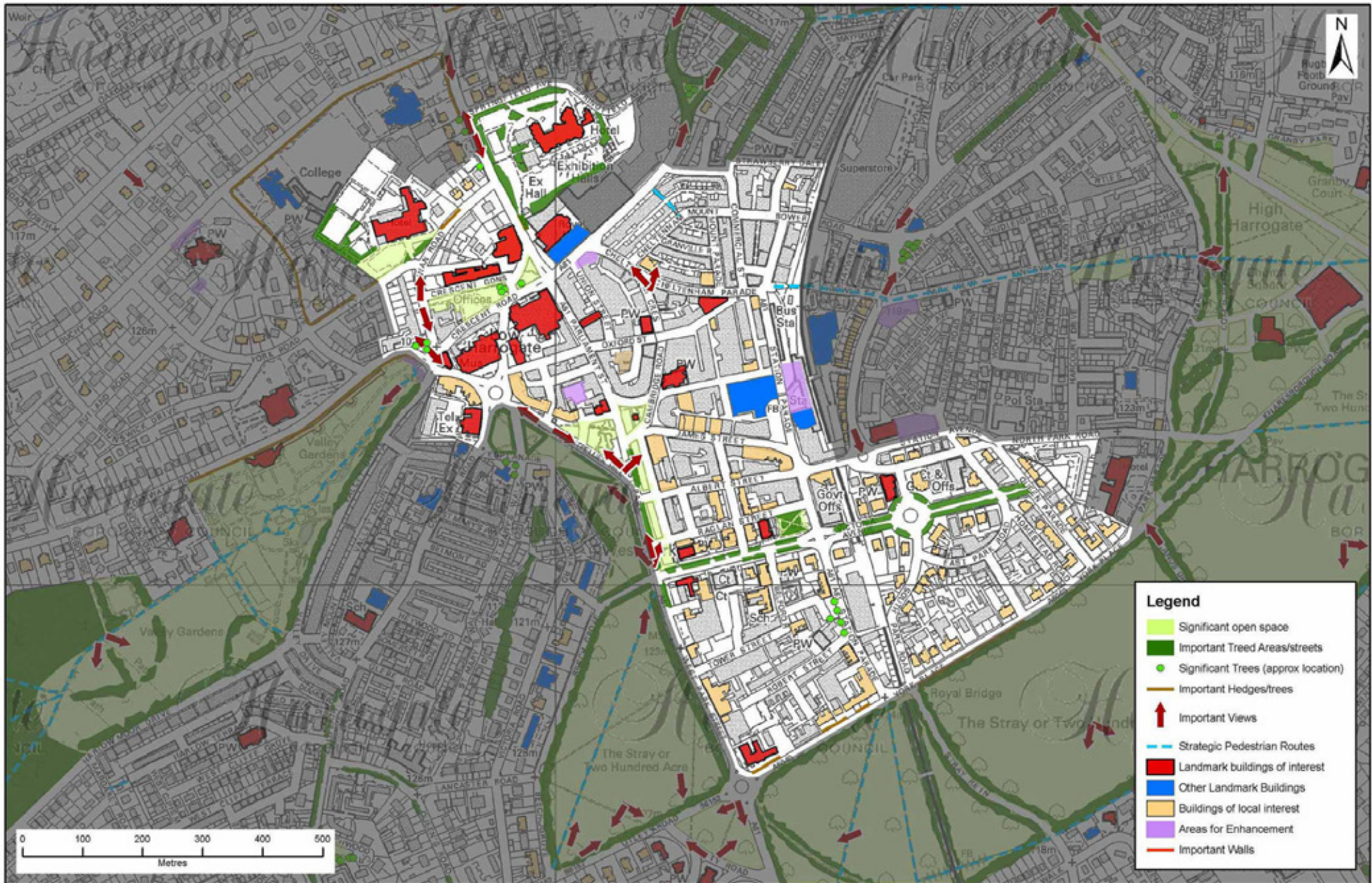
8.46 A welcome exception to this has been the recent repaving of the 'Montpellier Quarter' with natural stone flags and setts, to complement the historic character of this area. Natural stone flags have also been used in the Victoria Gardens 'quadrant' and in front of Prince Albert Row where the frontagers paid for York stone flags to be laid on their private forecourts.

Map 3. Listed Buildings in Character Area A



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Map 4. Analysis, Concepts and Landscape in Character Area A



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9. Character Area B: North-East residential area

- 9.1 As indicated by its name, the greater part of this Character Area is in residential use, although it also includes hotels and guesthouses, local shops, principally along Kings Road, a superstore, car parks, commercial/industrial enclaves, various other non-residential uses on Skipton Road and a cemetery. It is bisected by the Harrogate – York railway line, which is crossed by two roads (Bower Road and Skipton Road) and two footpaths (One Arch Bridge – actually an underpass – and the footbridge from the southern end of Grove Road Cemetery to Dragon Road).



Alexandra Road (from Kings Road) Generous stone buildings exhibiting high quality detail.

- 9.2 Much of the northern part of this Character Area, lying south of Chatsworth Road, east of Kings Road and west of the railway line was developed during the later part of the C19, as was the East Parade/Westmorland Street area which was developed in the 1870s and linked the Town Centre with High Harrogate. This was followed by the northern part of the Kings Road area, the Dragon Estate

and the Regent/Grove Park area in the first two decades of the C20, whilst most of the remainder, south-east of East Parade/Westmorland Street, was developed in the interwar and post-war years.



Studley Road (off Kings Road) - characterised by its stone terraces with bay and porch roofs, avenue of trees and prominent grass verges.

- 9.3 West of the railway line, some streets are characterised by imposing three-storey terraces and semi-detached houses, intended for middle-class occupation, e.g. Franklin Road, Franklin Mount, Alexandra Road, Studley Road, Grove Road and parts of Kings Road. Many of the larger houses are now flats or guest houses. Most of the Character Area consists of modest terraces and artisans' dwellings. When built, this was the principal lower-middle and working class area of Harrogate.
- 9.4 East of the railway line, the most impressive streets are East Parade, Westmorland Street and the East Parade/Hyde Park Road/Park View triangle, whilst the Dragon Estate reflects its period and maintains an attractive consistency of

character. However, the west side of Dragon Road consists of inter-war semis and post-war maisonettes, as well as unprepossessing commercial buildings, a garage and the entrances to supermarket and public car parks.

- 9.5 Most of the area to the south of Westmorland Street and north of North Park Road was developed during the inter-war or post-war periods and is of little interest. It was included principally to avoid the possible confusion of having a 'hole' in the Conservation Area. Harcourt Drive has a flat roofed terrace of flat-roofed, post-war houses built above garages.

Form & character of buildings

General form

- 9.6 West of the railway line, most streets are made up of continuous terraces of houses, though the western end of Grove Road, the northern section of Franklin Road, the north side of Franklin Mount, Alexandra Road and the adjacent section of Kings Road consist mainly of semi-detached houses. Depending on their status, middle-class housing is mostly of two and a half to three storeys, whilst artisans' dwellings are generally two-storey. The former exhibit features that articulate their form, such as bays and projecting gables, whilst the latter are generally of simpler form. East of the railway line, there is the same mix of grander and humbler houses.



Typical terraced housing on Franklin Road.

9.7 The following features are found on some or many of the buildings of the area, though not all are, of course, found on every house:

Square or canted stone bays (two-storey on grander houses)

Gables and gabled dormers on the grander houses

Continuous canopies above front doors and ground floor bays

Timber porches

9.8 Industrial/commercial uses are found on Mornington Terrace, on the west side of Dragon Road and at various points along Skipton Road. The area north of Grove House and Grove Road School on Skipton Road presents a rather incoherent appearance with the Education Offices, recently redeveloped Fire Station, Jewsons, the HSBC Bank and Bilton Working Mens' Club all set well back from the road frontage. Many of these buildings and those in the Waterloo Street/Chatsworth Road/Chatsworth Terrace industrial/commercial area are unprepossessing.



Buildings on Kings Road with turret at corner, dormers with decorative bargeboards with collars, two storey bay, mullioned vertical sliding sash windows.

Materials

9.9 By far the majority of buildings in the area are of sandstone with Welsh slate roofs, but some gault brick occurs in Chatsworth Place and red or painted brick in Chatsworth Road and one or two other places. Industrial and commercial buildings



Stone walling, bays and slate roofs predominate here.

in the Waterloo Street/Chatsworth Terrace area are also predominantly of red brick or modern cladding materials. A few houses, for example in Grove Road and on the north-west side of Dragon Parade, have tile hanging with tiled roofs and dormers.

9.10 In addition to the usual joinery items, in some cases whole bays may be constructed of timber. 50 – 74 Kings Road is a notable example, with two-storey timber bays opposite the Harrogate International Centre (HIC).

Windows

9.11 The majority of houses have (or originally had) two-pane vertical sliding sashes, though a number of houses on the north-west side of Dragon Parade have the typical 'Arts and Crafts' combination of small paned upper and plain lower sashes.



Brick terraces are more common in the northern part of this area.

9.12 Unfortunately, many original windows have been replaced with modern windows of various types and materials, usually top-hung, though many of these are at least vertically symmetrical with panes of equal height. Replacement windows detract considerably from the character of the area.

Architectural detailing

- 9.13 Generally, the residential buildings have decorative timber barge and eaves boards which are a distinctive feature of the villas and terraces of the town in addition to the bays and generously proportioned windows discussed earlier.
- 9.14 The following architectural features are found on some or many of the buildings of the area, though not all are, of course, found on every house:
- Stone dressings to windows and doors, some, regrettably, painted
 - Drip moulds linking window heads (Studley Road north side)
 - Decoration of some lintels/spandrels
 - Half-timbered gables and upper storeys
 - Stone or timber modillions supporting timber gutters
 - Elaborate timber cornices
- 9.15 13/15 Grove Road is a particularly attractive and unusual pair of semis with elaborate timber porches, unusual windows with 'fretwork' glazing bars to the upper sashes and banded tile hanging, and forms an attractive terminal vista looking northwards on Franklin Road.
- 9.16 The north side of Grange Avenue is characterised by having unusual timber canopies in the form of segmental pediments, supported by large console brackets over pairs of adjacent front doors, with modillions to both the pediments and the adjacent bays.

Listed buildings

- 9.17 There are five listed buildings in the Character Area:

Grove House, Skipton Road (Grade II*) Grove House was built c.1745-54 as the World's End Inn, replacing an earlier building on the site. Constructed of squared gritstone, of three storeys and five bays, with symmetrical two-storey, five bay wings and a porte cochere added in the late 1890s when it became the home of the noted inventor, Samson Fox. A four-storey tower was later added to the east wing and a two-storey canted bay window to the outermost bay of the west wing. Battlemented parapets. Interesting interior. Now occupied as a convalescent home for members of the Royal Antediluvian Order of Buffaloes.



Grove House, the RAOB convalescent home on Kings Road.

Grove House Stables (Grade II) Built by Samson Fox c.1890 as stables for Grove House. Two-storey range of grit stone ashlar around a courtyard. Tiled roof with dormers and elaborate entrance gateway. Converted to residential use towards end of C20.



Grove House Stables, unusually roofed in red tile.

St. Luke's Church, Kings Road (Grade II) Built c.1897 with tower and spire added c.1903. Of grit stone ashlar in decorated gothic style with slate roof. Deconsecrated in 1983 and converted into flats. It is a prominent local landmark and listed for this reason.



St Lukes Church on Kings Road.

Odeon Cinema, East Parade (Grade II)

Built of brick and faience in 1936 by Harry Weedon for the Odeon chain of cinemas in the Modern Movement style and a copy of the Odeon, Sutton Coldfield. The main surviving feature is the brick tower which sandwiches a tall faience fin with 'CINEMA' in red letters on each side. The quarter-circular entrance canopy was altered and re-signed c.2000 amid some controversy, though it is thought that the lettering this replaced was not the original. Interior subdivided.

Grove Park Methodist Church (Grade II)

Designed to seat a congregation of 1,000 this Wesleyan Methodist Church was built in 1896 in the Italianate style with an attached Sunday School added in 1929. Of rusticated sandstone with ashlar dressings and extensive relief decoration, mainly foliage. Roof of Welsh Slate.



Grove Park Methodist Church on Grove Road.

Buildings of local interest & merit

9.18 The following buildings are shown on the Landscape & Concepts Map:

Alexandra Road: 2/4



Dragon View: a striking building of similar style to the listed Grove Park Stables.

Bower Street: Club adjacent to 59 East Parade

Dragon View 50 – 56 (with 2 – 6 Grove Park Terrace)

East Parade: 3 – 59

Franklin Mount: 16/18 (with 106 Kings Road) [Balmoral Hotel]



Balmoral Hotel bounded by Kings Road, Franklin Mount and Franklin Square.

Kings Road: 106 (with 16/18 Franklin Mount) [Balmoral Hotel]

Grove Park Terrace: 2 – 6 (with 50 – 56 Dragon View)

Grove Road: 13/15, Methodist Church and associated buildings, Grove Road Primary School

Landmark buildings

9.19 Landmark buildings are defined as buildings occupying an important and prominent position in the Character Area. They may include Listed Buildings, Buildings of Local Interest and Merit or buildings in neither of these categories and are shown on the Landscape & Concepts Map. The following have been identified as Landmark Buildings:

Balmoral Hotel

Building on the corner of Dragon View/ Grove Park Terrace

2 Dragon Parade and Regency PH

Grove House

Grove Road School

Haywra Court

Odeon Cinema

St. Luke's Church

Victoria Car Park



Odeon Cinema.

Landscape character, Topography & views

Topography & views

9.20 The Character Area rises gently north-eastwards from Strawberry Dale towards Skipton Road, as evidenced by the fact that the railway is embanked and carried by a bridge over Bower Street and Bower Road but is in cutting by the time it reaches Skipton Road. East of the railway line, the gradient is less pronounced and this part of the Character Area is relatively flat.

9.21 There are a number of significant local views:

- Looking southwards from Kings Road, the view is abruptly terminated by the Holiday Inn and from Alexandra Road by the HIC itself. From a point a little further south, the view is terminated by the attractive terrace of 50 – 74 Kings Road with its two-storey timber bays.



Looking from Strawberry Dale to the Harrogate International Centre on the left, the Holiday Inn, centre and mature trees lining the road.

- Looking northwards from the junction of King's Road with Strawberry Dale, the view is dominated by the pleasant

treed triangular space at the junction of Kings and Alexandra Roads.

- Looking northwards along the northern stretch of Franklin Road, the view is terminated by the attractive pair of semis, 13/15 Grove Road.
- St. Luke's Church is a notable landmark from both north and south on Kings Road, but it is perhaps most significant from longer distance views beyond the northern edge of Harrogate.
- Dragon View, the terrace of houses set back behind the sliver of Stray to the north-east of Skipton Road, terminates the view when looking north-eastwards along Dragon Road, Dragon Avenue and Dragon Parade.
- 2 Dragon Parade and the attractive, treed open space at the junction of Bower Road and East Parade, form the backdrop when looking north-eastwards on East Parade near its junction with Bower Street and Park View.
- Looking south-westwards from the Dragon Parade/Dragon Road junction towards Haywra Court.
- From the southern end of East Parade, looking across the roundabout to 4/6 North Park Road (though the building itself falls within the Town Centre Character Area).
- Looking south-eastwards on Skipton Road at the edge of the Character Area, there is, in wintertime, a view of the Stray as it widens out and of the buildings of Church Square, though in the summer this is obscured by foliage.

Roads & streets

9.22 The main roads in the Character Area are still the original roads through the Forest of Knaresborough – Kings Road and Skipton Road. Kings Road is rather winding, where it rises up near its junction with Alexandra Road and Springfield Avenue, and again at its northern end where it turns sharply to the east just before its junction with Skipton Road. Skipton Road itself, within the Character Area, is relatively straight. Most of the other roads, which were laid out as part of the development of the various estates in the area, are straight, though East Parade and Dragon Road are significantly curving. It is this curvature, as well as the imposing character of the buildings themselves, that makes East Parade such a visually important terrace.



Skipton Road, with Mornington Crescent on the left and Dragon View on the right.

9.23 The section of Skipton Road that runs parallel to Mornington Crescent has a different character to the remaining section of Skipton Road that runs through the North-East Residential Area. The grassed areas either side of the road is stray land, and the trees here on either side of the road from an attractive approach to the Stray from the north.



The tree lined open space adjacent to Brandreth House.

Open spaces

9.24 There are a number of open spaces which contribute to the Character Area:

- The well-treed open space on the corner of Kings Road and Coppice Drive, formerly the grounds of Brandreth House
- The small grassed and treed areas at the junction of Alexandra Road and Kings Road, and of Bower Road and East Parade
- Grove Road Cemetery
- The small areas between Skipton Road and Grove Road School and the Education Offices
- The grounds of Grove House, though these are private and do not make a great impact on the Character Area, apart from their trees
- The strips of Stray land which line Skipton Road and enhance the setting of Mornington Crescent and Dragon View on the south-east and north-west sides respectively.

- The green space traversed by Walker's Passage, immediately east of Harcourt Drive.

Landmark trees

9.25 There are many tree-lined streets in the Character Area, the most notable being Kings Road south of Franklin Mount, Franklin Mount itself, Franklin Road, Studley Road, Alexandra Road, Grove Road, Skipton Road between Grove House and Dragon Parade, and Dragon Parade itself. However, it is difficult to identify any as of landmark importance, apart from those nodally located on the small open spaces at Alexandra Road/Kings Road, on Bower Road/East Parade



Tree planted by Samson Fox 1902)

and, for its historic significance, the ash tree planted in 1902 by Samson Fox in commemoration of his ox roasts in celebration of Queen Victoria's Jubilee (1887) and the declaration of peace in South Africa (1902).

Spaces between & around buildings/surface treatment & materials

9.26 Most houses have front gardens of varying depth with low stone front boundary walls and hedges. Notable exceptions are the terraces of small artisans' cottages, such as Nidd Vale Terrace, Providence Terrace and Chatsworth Road which front directly onto the footway. There has been little removal of front walls and paving over of front gardens to facilitate off-street car parking



The impressive main entrance to Grove House (RAOB convalescent home) on Skipton Road.

9.27 The attractive, albeit private, grounds of Grove House are bounded by a high wall which makes a notable contribution to this stretch of Skipton Road. Immediately to the north of this, a short length of

attractively designed railings in front of an adjacent building were reinstated some years ago.

- 9.28 Surfacing of footways in the Character Area is almost entirely of bitmac with pre-cast concrete kerbs.

Hard spaces in need of repair or enhancement

- 9.29 These are mainly where there is insufficient screening to car parks or where there is a gap in the road frontage to allow access to commercial premises. The following have been identified:

- The car park to the rear of the Odeon Cinema, abutting Station Avenue.
- The car park on the corner of East Parade and Park View.
- The gap in the frontage between 13 and 21b Franklin Road, allowing views of Wrayway's yard and the HIC beyond.
- The hoardings at Bower Road opposite Asda
- The streets and forecourts in the commercial areas around Waterloo Street, Chatsworth Road and Chatsworth Terrace present a rather neglected appearance, but these are fairly isolated and make little impact on the wider Character Area.

Green spaces in need of repair or enhancement

- 9.30 The open spaces in the Character Area have been mentioned above. They appear to need little in the way of enhancement or improved maintenance, although better use might be made of some of them.

- 9.31 A notable example is the open space on the corner of Kings Road and Coppice Drive, once part of the grounds of Brandreth House. It is well treed but can be boggy in wet weather and seems little used by the general public. It could be made into an attractive lunchtime sitting area in the summer for the staff of nearby offices and for conferees from the HIC taking a lunchtime break. Drainage of the land would need to be improved.

- 9.32 Grove Road Cemetery is an attractive Victorian cemetery with a number of interesting memorials. Again, whilst appreciating current health and safety concerns with gravestones, more could be done to make it into a positive attraction as a place of quiet contemplation. It used to be possible to walk through the cemetery, but now the southern entrance from the path leading to the railway footbridge has been walled up and this is no longer possible.



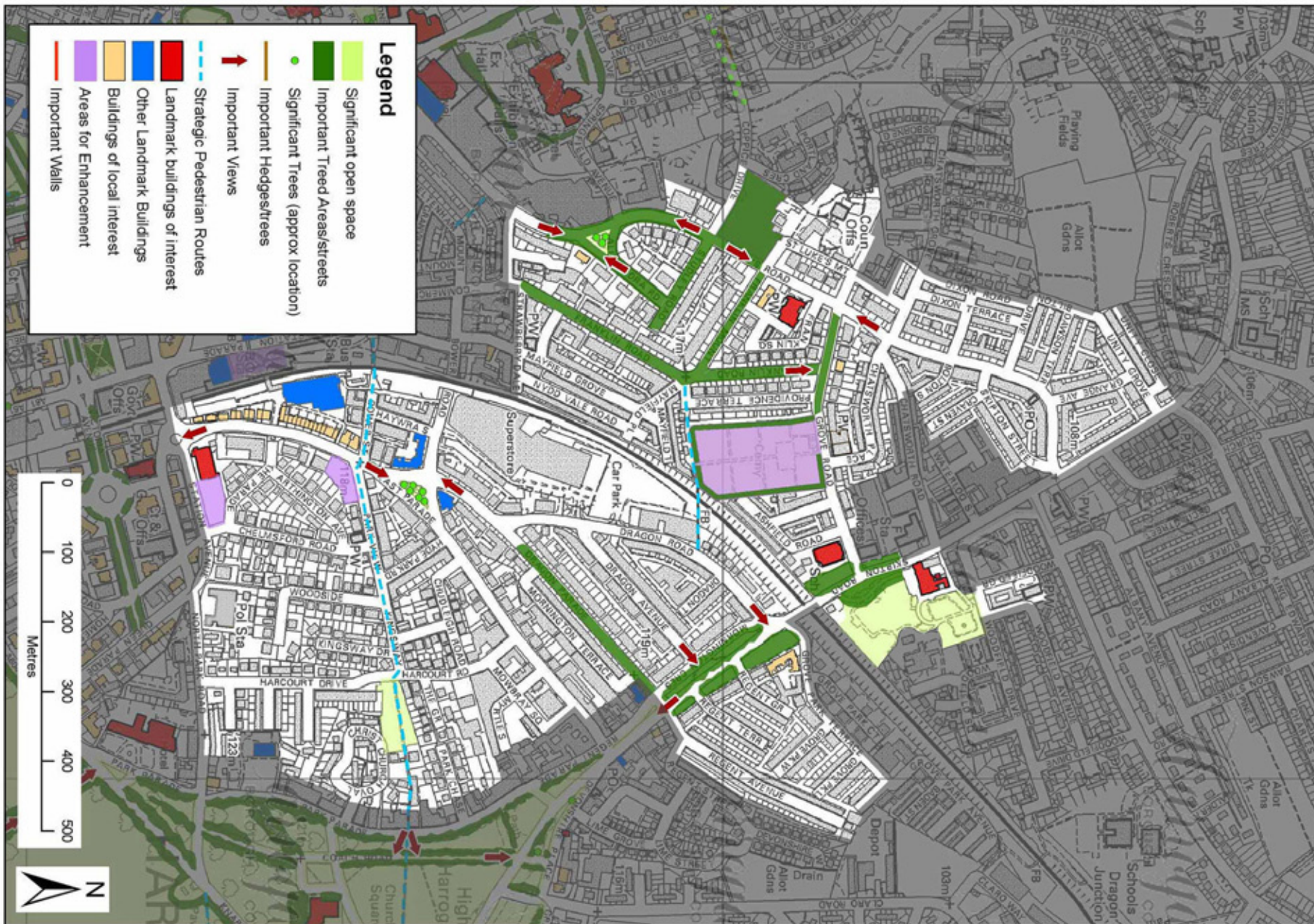
Grove Road cemetery (with Grove Road School in the background).

Map 5. Listed Buildings in Character Area B



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Map 6. Analysis, Concepts & Landscape in Character Area B



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10. Character Area C: The Duchy estate & the area north of Springfield Avenue

10.1 For the purposes of this Conservation Area Assessment, the boundary of Character Area (c) – the Duchy Estate – has been drawn to include the residential area on the eastern side of Ripon Road, north of Springfield Avenue, and the residential areas south of Cornwall Road, backing onto the Valley Gardens and Bogs Field. Although not, strictly speaking, part of the Duchy, they are contiguous with it and do not readily fall into any other Character Area.

10.2 The greater part of the Duchy Estate was developed on land owned by the Duchy of Lancaster in the first two decades of the C20. In keeping with the ducal theme, most its roads, apart from Oakdale, Wood View and Hereford (chosen for some reason, though only an earldom) are named after dukedoms, most of them royal. A small area in the south between Cornwall Road and Brunswick Drive was developed later. Also developed later was a broad swathe in the northern part of the Duchy, centred on Oakdale and the western end of Kent Road, which is not in the Conservation Area.

10.3 Houses are well set back behind extensive front gardens and screened by trees, gates, piers, stone walls and hedges, which have largely replaced the original railings. In summer, it is often only the upper storeys that are visible from the road. These high hedges and the many mature trees within gardens give Duchy properties an Arcadian feel and a sense of privacy, much prized by local residents.



A typical view in the Duchy - large house of complex form and detail mainly hidden behind a hedge and mature trees.

10.4 The essential character of the Duchy derives from the relationship between the mature landscape and the low density of the built form.

10.5 There is a considerable difference in building character between the older, eastern end of the Duchy, where buildings are predominantly of stone, and the remainder of the Estate, developed later, where a more extensive range of materials are found.

10.6 Land use in the Duchy is overwhelmingly residential, but scattered throughout the area there are also one or two schools and nursing homes, to which some of the larger houses readily lend themselves. Specifically, the areas to the south and east of Duchy Road and Clarence Drive, and the Windsor House area fronting onto Cornwall Road are predominantly in non-residential use.

10.7 Notable non-domestic buildings are:

- St. Wilfrid's Church, Duchy Road.

- Windsor House (originally built as an hotel, now offices) and the purpose built offices adjacent on Cornwall Road.
- Harrogate Ladies College on Clarence Drive (with its extensive forecourt and playing field to the rear).
- The Cairn Hotel, Ripon Road, and the Nursing Home at 9 Ripon Road.

10.8 Ripon Road, north of Duchy Road and Springfield Avenue, is characterised by imposing detached and semi-detached stone houses, fronted by walls and hedges and not unlike many of the older houses at the eastern end of the Duchy Estate proper. The streets to the east of Ripon Road – Springfield Avenue, Spring Mount, Spring Grove, Coppice Drive and Hollins Mews – are less imposing, with some less interesting inter-war houses in Spring Grove and Hollins Mews. The north side of Springfield Avenue is fronted by some attractive houses which feature tile-hanging and other interesting features.



Ripon Road cuts Springfield Avenue (above) off from the rest of the Duchy.



Sovereign Park, formerly the Royal Baths Hospital.

10.8 On the south side of Cornwall Road, the former Royal Baths Hospital, dating from the later C19 was refurbished and converted to residential use (Ellis Court and Sovereign Park). To the west, the houses on the south side of Cornwall Road between Ebor Ride and the Waterworks, are generally similar to those on the north side of the road.

10.10 Those houses in the small area at the far western end of the Duchy, bounded by Kent Road, Rutland Close, Duchy Road and Cornwall Road, are of more recent origin and less interest than the rest of



Late C20 house - stone walls, small scale windows and grey roof tiles.

the Estate, whilst the redeveloped Oakdale Manor, now simply and rather confusingly called Oakdale, consists of pleasant and well-landscaped housing but has little in common with the rest of the Duchy. The



Late Victorian house.

estate, which previously gave access to Oakdale Manor, has been retained and provides an interesting historical reminder of the latter.

Form & character of buildings

General form & materials

10.11 It is difficult to generalise about the form and character of buildings in the Duchy. What is most significant is the very low density of development compared with other parts of Harrogate. Over much of the Duchy, the average plot ratio of building to site is very low (under 5% in some parts of the Duchy), which is much less than elsewhere in Harrogate. Houses, which are mainly of two and a half storeys, are detached or semi-detached (though there are a few short terraces). The floor to ceiling heights are generous, particularly of the older houses in the Duchy, giving

them presence despite the tree cover and hedges that contribute so much to the area's character.

10.12 The commonest older house type is the semi-detached villa. Typical features of these (though not all, of course, are found on every house) are:

- Symmetry of the pair (unless spoiled by later alterations)
- Walls of rusticated sandstone with stone dressings to openings
- Roofs of Welsh slates (occasionally of Rosemary tiles)
- Steeply pitched front gables, usually with decorated bargeboards and frequently faced with render and half timbering
- Decorated ridge tiles and gable finials
- Dormers
- Tall stone chimney stacks
- Fretted timber eaves
- Combined roofs to ground floor bays and front doors, forming verandahs with decorated timber supports



Late Victorian stone housing.



Complex roof forms with ornate barge boards and tall chimneys. Victorian Gothic windowheads and covered porch with timber posts and a projecting stone bay.

- Pointed heads to some windows. Flat headed windows often have drip moulds.
- Upper floor windows frequently paired, with three bay ground floor windows.

10.13 Many of the older houses are thought to have been designed by the firm of Whitehead and Smetham, who also designed Oakdale Manor, demolished in the late C20.

10.14 Whereas the older houses may be described in a single word as somewhat



Rosemary tiled roof, half timbered effect to gables.

‘gothic’ in character, the newer ones often present more of a vaguely ‘arts and crafts’ appearance. Of course, the change of character is not hard and fast and many houses exhibit a transition between the two types.

10.15 The later houses are more likely to be of brick and/or render (often with brick to the ground floors and render to the upper floors) with Rosemary tiled roofs, often with half-timbering, timber balconies, etc. Those on corner plots tend to be particularly large and impressive although large buildings can be found throughout the area.

10.16 Frequently found details on the later houses include:

- Shallower pitched roofs, (although not low pitched) usually of Rosemary tiles



Half timbering over oriel window above decorative tripartite window.

- Gables with more rectilinear, less decorative half timbering
- Walls of brick or render (usually painted white), with occasional pebbledash

- Tile hanging, particularly below bay windows
- Upper floor oriel windows
- More extensive, though more plainly detailed, verandahs, sometimes taking the form of balconies at first floor level.

10.17 Since the Second World War, a number of sites have been redeveloped, with higher density blocks of flats which do not reflect the established character of the Duchy Estate and detract considerably from it.

Windows

10.18 Numerous window types are found in the Duchy, including plain sash windows, sash windows typical ‘Arts and Crafts’ combination of small paned upper and plain lower sashes, casements with or without leaded lights and top-opening lights above paired casements. There has been relatively little replacement with PVCu windows. Most property owners in the Duchy seem to appreciate the desirability of maintaining original window types, particularly where they contribute to the symmetry of semi-detached houses.

Listed buildings

10.19 The Duchy Estate Character Area has only five listed buildings, but it can claim Harrogate’s only Grade I building – St. Wilfrid’s Church.

St. Wilfrid’s Church Grade I Built between 1909 and 1914 by Temple Moore as the parish church for the Duchy Estate. North and south transepts added c.1924-



St Wilfrid's Church on Duchy Road.

28 by Leslie Moore who also designed the 1935 octagonal Lady Chapel. Early English style. Stained glass by Victor Milner.

2 Spring Grove/9 Springfield Avenue Grade II Pair of symmetrical semi-detached villas of 1903, designed by A A Gibson of Harrogate for R S Palliser. Red brick and render with ashlar dressings and plain tile roofs. Spot-listed in 1994, principally for interior to 2 Spring Grove which contains fine contemporary oak fittings, including fireplaces with ornate inglenook surrounds and stained glass windows.

Iron Gate Bridge Grade II C18 packhorse bridge over Oak Beck. Segmental arch with voussoirs of squared rubble. Rubble abutments and ramped



Oakdale Bridge.

approach. Cobble paving. Probably built without parapets.

Oakdale Bridge Grade II C18 bridge with double arch of hammer-dressed voussoirs and cutwaters. Squared rubble parapets with plain copings.

Buildings of local interest & merit

10.20 It is difficult to identify individual unlisted houses on the Duchy Estate as Buildings of Local Interest and Merit. The average quality of domestic buildings is high but it is difficult to single out any particular ones as being of a quality head and shoulders above the rest. Those buildings of particular interest are mainly non-residential buildings on the periphery of the Character Area and the following have been identified:

Brunswick Drive: 1, 2, 5, 8, 10, 17, 24, 28

Chapman Square: 1-12 (consecutive)
14, 16

Clarence Drive: 3

Coppice Drive 1, 2, 3-5

Cornwall Road: Windsor House, Former Royal Bath Hospital, 61, 63, 65, 67, 79, 80

Duchy Road: 4, 6, 8, 10, 12, 14, 15, 17, 24A, 27, 38, 41, 45, 47, 57, 58, 60, 62, 102, 112, 118, 122, 124, 124A,

Hereford Road: 3, 5, 10, 17, 23,

Kent Avenue: 1, 2,

Kent Rise: 1, 3

Kent Road: 1, 1A, 7, 9, 11, 11A, 13, 19, 21, 23, 28, 35, 39, 39A, 40, 41, 43, 45, 46, 48, 54, 57, 58, 59, 60, 64, 65, 66, 70, 70A, 70B, 72,

Off Kent Road: Bridge over Oak Beck

Kent Road North: 1

Ripon Road: 2, 4, 9, 11, 13, 18, 20, 22, 23A,

Rutland Drive: 28, 30, 33, 34, 34A, 35,

Rutland Road: 1, 3, 6, 18, 20,

Springfield Avenue: Arden Grange, 2, 2A, 2B, 3, 4, 5, 6, 6A, 7, 7A, 7B, 8, 9, 10,

Spring Grove: 2

Spring Mount: 1

York Road: 6, 10, 11, 12, 14, 16,



Springfield Avenue.

Landmark buildings

10.21 The following are considered to be Landmark Buildings:

St. Wilfrid's Church

Harrogate Ladies College

The Cairn Hotel

Windsor House

Former Royal Baths Hospital



The Cairn Hotel on Ripon Road.



Windsor House on Cornwall Road.

Buildings in need of repair or enhancement

- 10.22 As might be imagined in an area such as the Duchy Estate, buildings are generally well maintained and there are few obviously in need of repair. However, buildings which have been identified are the terrace known as Duchy Cottages immediately south of St. Wilfrid's Church, which are empty and decaying.
- 10.23 There have been developments in the Duchy since the last conservation area review, some have been well-designed and others have not contributed positively. Some alterations may appear very minor in themselves but, in aggregate, can

involve a significant erosion of the special character of the Duchy. Among features which have been identified by consultees as detracting from the character of the Duchy are:

- Squeezing in new houses onto wide plots which then exceed the normal plot ratio in the Duchy.
- Over-large and/or poorly sited roof-lights, solar panels and satellite dishes.
- Dormers or other extensions which detract from the symmetry of pairs of semis.
- Poorly designed extensions and conservatories.
- Painting of facades or details (e.g. stone surrounds) which detract from the symmetry of pairs of semis.
- Replacement windows of poor design or materials, particularly on one half of a semi.

Landscape character, topography & views

Topography & views

- 10.24 The most notable topographical feature of the Character Area is the escarpment which descends quite steeply down from Kent Road to Oakdale and the Oak Beck. Oakdale was developed at a later date and in a more modest way from the rest of the Duchy Estate and is not included in the Conservation Area.
- 10.25 Ripon Road reaches its summit in the vicinity of its junction with Coppice Drive and there are views from here both north towards New Park and south towards

the town centre. Another significant view within the Duchy Estate is the view south-eastwards from Kent Road along Kent Avenue, terminated by St. Wilfrid's Church.

- 10.26 From the top of the escarpment on Kent Road to Cornwall Road, the Duchy is relatively flat, though there is a slight fall from both north and south towards Clarence Drive/York Road.

Roads & streets

- 10.27 Ripon Road and Cornwall Road (formerly known as Irongate Bridge Road), which define the eastern, southern and western boundaries of the Duchy are part of the network of old roads which served the Forest of Knaresborough before the development of Harrogate. The remaining roads and streets were laid out as part of the residential development of the area.
- 10.28 The roads in the Duchy are a most important element in forming the character of this part of the Conservation Area. Roads are generally very wide, particularly the two main roads – Duchy Road and



The sharp descent to Oak Beck.



Typically, roads in the Duchy are wide, gently sweeping and enclosed by mature trees.

Kent Road – which run parallel in a roughly east-west direction through the whole of the Duchy from Ripon Road in the east to Cornwall Road in the west. The other roads serving the Estate – Wood View, Clarence Drive, Kent Avenue, York Road, Kent Road North, Brunswick Drive, Rutland Road, Rutland Drive and Hereford Road - tend to be slightly narrower, but not significantly so. Roads have wide footways, surfaced in bitmac. Perhaps oddly, there are few if any street trees, but this matters little as the front boundaries and curtilages throughout the Duchy are very well treed. Apart from Rutland Road and the short roads which connect Duchy and Kent Roads – Wood View, Kent Avenue and Hereford Road (north) – all roads gently curve, which, by bringing front boundary trees and hedges constantly into view, greatly contributes to the picturesque and sylvan image of the Estate.

10.29 Much street lighting in the Duchy is provided by original ‘Harrogate’ columns and lanterns or modern ‘heritage’ versions. Original columns should be retained where their condition allows and use of their modern equivalents extended throughout the Duchy, as and when funds permit.

Open spaces

10.30 All open space within the Duchy is private. Apart from the large gardens of individual houses, the only other significant open space is the grounds of Harrogate Ladies College, also private. A short length of the Harrogate Ringway Footpath, paralleling the Oak Beck and giving access to its steeply sloping wooded banks and Irongate Bridge, passes through the Conservation Area. For the most part, however, this section of the footpath uses the western end of Kent Road. The wooded south bank of the Oak Beck nevertheless provides a visual amenity for the residents of the Oakdale development to the north, even if there is no public access.



The scale and variety of trees in the Duchy never fails to impress.

Landmark trees

10.31 There are very many mature trees which make a vital contribution to its character, but it is difficult to single out any particular trees as Landmark Trees.

Hard spaces in need of repair or enhancement

10.32 The extreme western end of Kent Road near its junction with Cornwall Road is unmade and presumably unadopted. Presumably, it is unadopted. However, it is understood that the residents of the Duchy like it that way as it presents a considerable deterrent to ‘rat running’. This contrasts with other roads and footways which are reasonably well maintained.



A variety of boundary treatments are used in the Duchy but especially walls, hedges and railings - in this case, all three.

Green spaces in need of repair or enhancement

10.33 The grassed and paved area in front of St. Wilfrid’s Church is attractive but the street frontage onto Duchy Road could be enhanced by the reinstatement of well-



Imposing stone gate piers are a common feature.

designed gates and railings. No other green spaces in need of improvement have been identified.

Space between & around buildings/ surface treatment & materials

10.34 Footways in the Character Area are almost entirely of bitmac, but this does not look out of place in a suburban area such as the Duchy Estate. The main detractors here have been identified in consultation as:

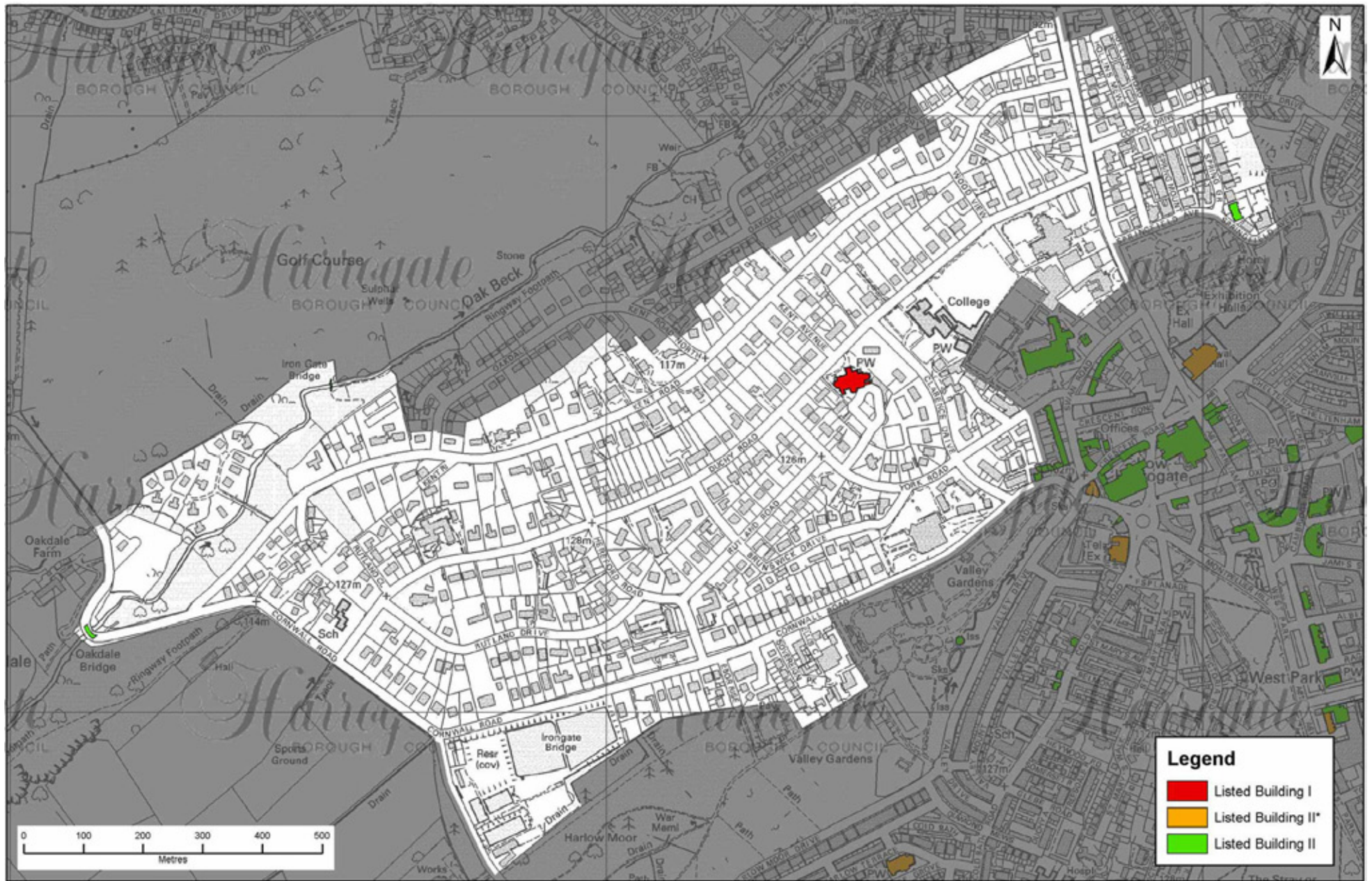
- Paving over of front gardens to provide additional off-street car parking.
- Loss of gates and painting of gateposts.
- Front gates of non-traditional or poor design.



Open timber gates hung on stone piers.

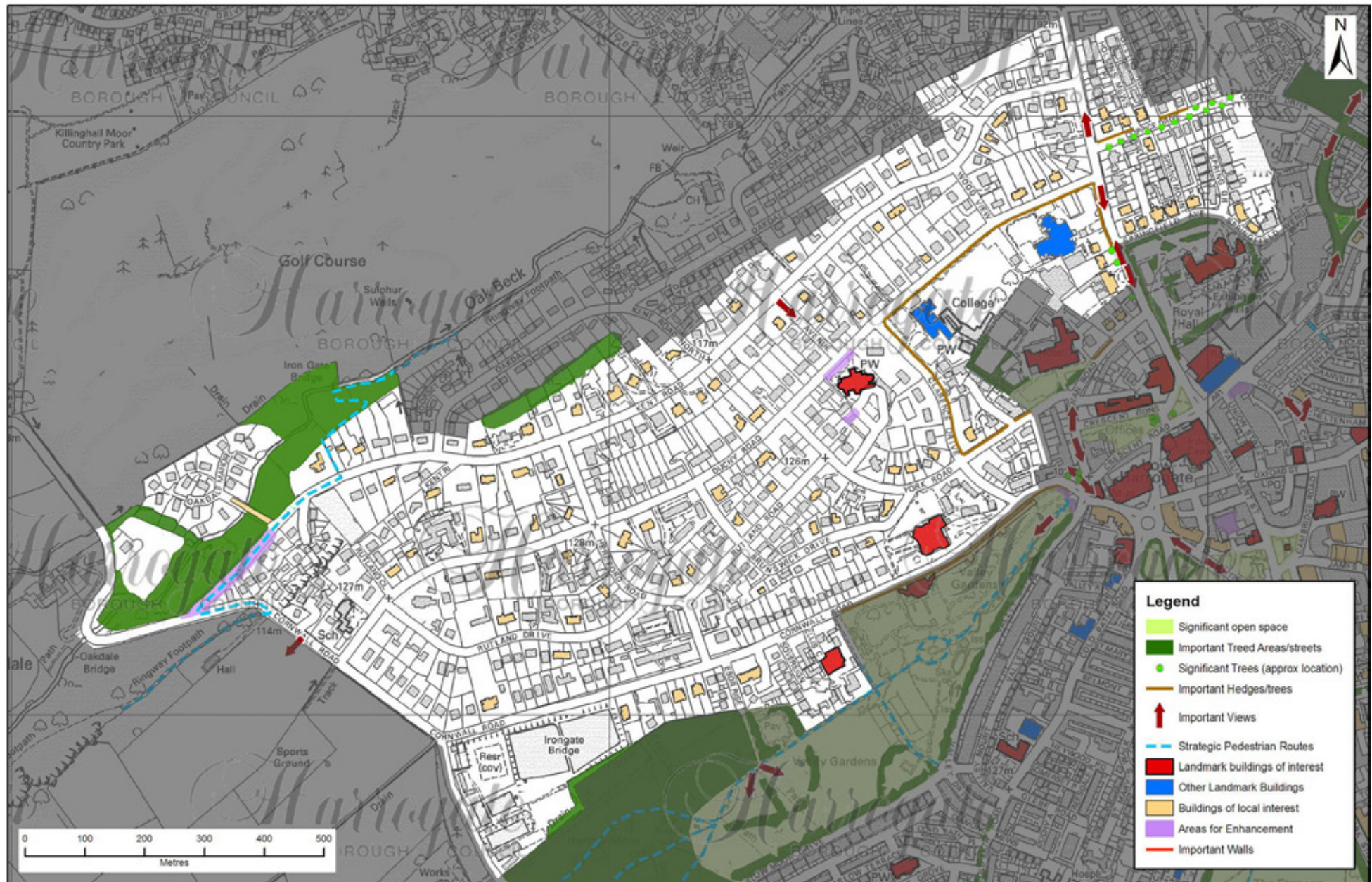
- Setting back gates to allow car drivers to get off the highway before opening gates and construction of flanking walls to such recesses in unsuitable materials.

Map 7. Listed Buildings in Character Area C



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Map 8. Analysis, Concepts & Landscape in Character Area C



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11.Character Area D – High Harrogate (the “triangle”)

11.1 The High Harrogate Character Area is defined for the purposes of this Appraisal as a triangle of land bounded by:

- Knaresborough Road
- the rear of the buildings fronting onto Regent Parade/Park Parade
- the rear of the buildings fronting onto Devonshire Place and Granby Road, together with the post-war development of Granby Park.



Church Square

11.2 High Harrogate seems to have originated at the meeting point of several roads within in the Forest of Knaresborough and developed from the late C16 with the discovery of the Tewit Well, some distance from what we now think of as ‘High Harrogate’, and subsequently with the discovery of the much nearer St. John’s Well, though both lie outside the Character Area as defined above. These two wells were chalybeate (or iron-based) in contrast to the sulphur wells of Low Harrogate, which were later to overtake them in popularity.

11.3 Gradually, as the two spas began to attract increasing numbers of visitors, hotels and lodging houses sprang up to provide accommodation for them. The three major hotels were the Queen Hotel (now the Cedar Court Hotel) at the south-west apex, the Dragon Hotel (immediately to the north of the Character Area, now demolished) at the north-west apex and the Granby Hotel (now converted, as Granby Court, to a nursing home), towards the eastern apex. The Regent Parade/Park Parade and Devonshire Place sides fronting onto the Stray gradually began to be infilled with further hotels, lodging houses, inns, theatres and private residences.



Granby Court, formerly the Granby Hotel.

11.4 Harrogate’s first place of worship was a chantry chapel, probably erected in the mid-C14, though its precise site is unknown. It lasted until chantry chapels were dissolved 1549. The next church to be built was St. John’s Chapel in 1749, which was superseded on the same site in 1831 by the present Christ Church.

The development of Church Square probably began in the early C17, before the Stray Award of 1778 put an end to further development on the Stray, but the present buildings of Church Square go back no further than the C19. Historically related to the buildings of High Harrogate, though lying outside the character area, is Wedderburn House, built by Lord Loughborough c.1786 and attributed to Carr of York.

Form & character of buildings

General form & materials

11.5 At the north-western apex of the Character Area, most buildings are in retail or commercial use and have, often rather scruffy, shopfronts. Moving south and east along the built up sides of the triangle, the majority of buildings present a domestic appearance, though many remain in commercial use. In recent years there has been a tendency for buildings to revert to residential use and one or two former shopfronts have been successfully infilled in stone with domestic windows.

11.6 A high proportion of the buildings fronting onto the Stray at High Harrogate date from the late eighteenth or early nineteenth centuries. They are mainly two to three and a half storeys in height. Apart from the Queen Hotel and Granby Court, most buildings are grouped in terraces though, apart from a few pairs or short terraces,



Coach road from the Empress public house on Church Square.

each is different in scale and design, the whole making for a very attractive and picturesque assemblage. Many buildings have dormers and/or rooflights.

- 11.7 Buildings are of sandstone, though many have been rendered and/or painted. Roofs are generally of Welsh slate, though a few are roofed in Westmorland slates. Most have end stacks. Continuous terraces are gable ended but individual buildings or pairs of semis are more likely to be hipped.
- 11.8 There has been some relatively unobtrusive C20 infill on the corner of Devonshire Place and Lime Grove and at 34 Park Parade, on the corner with Park Chase. More intrusive and out of character with the area is the tall post-war block of flats (Park Place) on Park Parade.



No. 28 Devonshire Place, beyond C20 development.

Also out of character are the fourteen semi-detached houses of Granby Park, set back behind an open frontage which disrupts the flow of C19 buildings between Claro Road and Granby Court.

- 11.9 At the extreme eastern end of the Character Area (and of the Conservation Area) is the impressive and symmetrical formal terrace of 1-9 Granby Road, whilst around the corner is the equally impressive terrace of Eton Court.

Windows

- 11.10 Depending on the age of the building, windows may be multi-paned, four paned or two paned vertical sliding sashes. Segmental, square and canted bays, as well as oriels, are also common. As most buildings are listed, there has been relatively little replacement of original windows with PVCu or other windows of modern design.



Christchurch on the Stray, viewed from The Stray at Regent Parade.

Listed buildings

- 11.11 There are 3 Grade II* listed buildings in the Character Area and 70 Grade II listed buildings. They are named in Appendix D and are identified on the Landscape & Concepts Map. Park Parade is of particular note as the majority of buildings on this frontage to the Stray are listed making

it an important heritage asset. Granby Court, formerly the Granby Hotel, is particularly prominent.

Christ Church Grade II* (above) c.1831 by John Oates on the site of the previous St. John's Chapel, with transepts and chancel added c.1861 by Lockwood and Mawson, in Early English style. Three-stage tower with crenellated parapet. Galleries carried on cast-iron columns. Elaborate Comper reredos of 1939.

29 & 30 Regent Parade Grade II* These are a late C18 pair of shops of squared, coursed gritstone rubble with slate roofs. Round-arched shop doorways approached by steps with railings. Listed principally for their segmental bowed shop windows with pilasters, entablature with dentil cornice, and original small panes.

Buildings of local interest & merit

- 11.12 There are few buildings in this category, since the great majority of buildings are already listed. Those that have been identified are:
- 3 Devonshire Place (housed Harrogate's first theatre)
 - Dorchester House, Devonshire Place
 - Spencer House, Devonshire Place
 - 1 – 9 Granby Road
 - Eton Court
 - 4 – 6 Church Square
 - 3 Park Parade & 25 North Park Road
- 11.13 All are prominently sited within the Character Area and play an important role in their respective frontages.

Landmark buildings

11.14 The following are considered to be Landmark Buildings:

Christ Church

Ashmore (the recently erected block of flats on the corner of Regent Parade and Dragon Parade)

Devonshire Arms PH

28 Devonshire Place

Granby Court

4 – 6 Church Square

Park Place

Cedar Court Hotel



Cedar Court Hotel.

Buildings in need of significant repair or enhancement

11.15 A number of buildings at the north-west apex of the Character Area present a generally rather run-down appearance and would benefit from improved maintenance and/or redesigned shopfronts. It would be invidious to single out particular examples.

11.16 5 Devonshire Place (the Working Men's Club), which would benefit from redevelopment. The openings giving access to several of the rear yards also

present unsightly views thereof. In contrast to the generally well maintained, predominantly residential, buildings to the south and east, this appears to be a marginally viable area for trading, perhaps due to its peripheral location and the difficulties of parking.

11.17 Examples of the successful repair and enhancement of buildings in recent years are the restoration of 28 Devonshire Place, neglected for many years; of various properties on Regent Parade/Park Parade; and the residential redevelopment of commercial buildings at the heart of Church Square to create Square Mansions.

Landscape character, topography & views

Topography & views

11.18 The Character Area is essentially flat, descending slightly eastwards along Knaresborough Road towards Starbeck and northwards along Claro Road towards Dragon Junction.

11.19 There are notable views in many directions:

- From the Skipton Road/Westmorland Street junction, looking south-east as the Stray opens out to give views of Christ Church and Church Square.
- Looking north-east down Westmorland Street towards the (sadly neglected) Devonshire Arms PH.
- Looking north along Coach Road towards the Mujib Restaurant (formerly the County Hotel).

- From the entrance to Walker's Passage, looking towards Granby Court, Christ Church and Church Square.
- Looking from Knaresborough Road, Wetherby Road and Slingsby Walk towards Christ Church and Church Square.
- From Oatlands Drive, looking north towards the Cedar Court Hotel.

11.20 There are numerous other views to be had of the interesting buildings which front the Stray from various viewpoints, though often they are obstructed by trees, particularly in the summer.



The Empress Hotel on Church Square.

Open spaces

11.21 The only open space is the triangle of the Stray itself, which enjoys a symbiotic relationship with the surrounding buildings. The Stray enhances the setting of the buildings which surround it, whilst the buildings themselves increase the attractiveness of the Stray as an open space. The very large and unique grassed area of the Stray is intersected by numerous roads and footpaths, lined by trees, many reflecting natural desire lines between focal points. In recent years,