

The Hawksworth Village  
design  
statement

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### **Brian Raistrick**

The residents of Hawksworth Village record their grateful thanks to Brian who, with his wife Margaret, dedicated himself to researching and producing this document on their behalf.

## **A. INTRODUCTION**

Hawksworth is an attractive village lying up to the 800 foot contour line on the edge of Rombalds Moor at the western tip of the Leeds district. Its elevated position provides magnificent views of over 25 miles to the Pennines which brings exposure to harsh weather which sweeps in from the moors.

The local Community Involvement Team (CIT) decided in 2002 that a Village Design Statement (VDS) should be prepared for Aireborough. However because of its large area it was further decided that the VDS initiative be split between a number of districts which would then be incorporated into one overall Statement for Aireborough. To this end Hawksworth was chosen as a starting point.

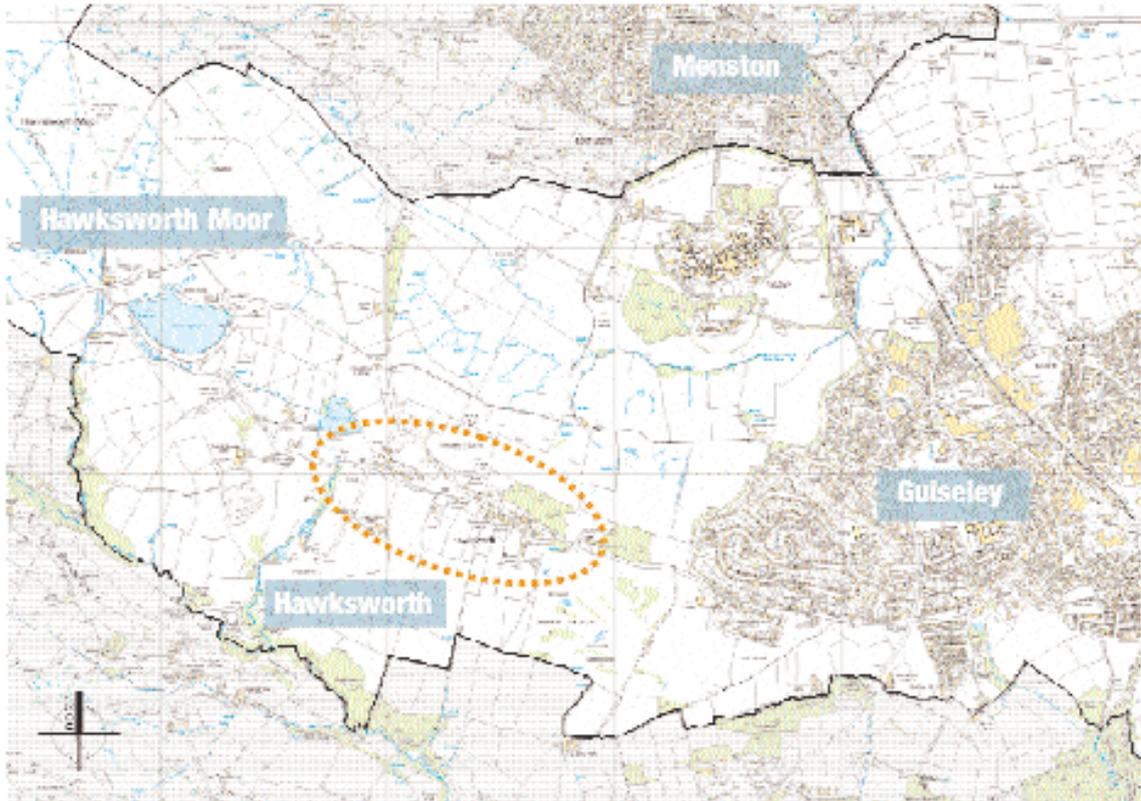
This Village Design Statement (VDS) is an expression of the aspirations of local people in guiding future changes in Hawksworth, what residents find to be its most valued local characteristics and some drawbacks. It sets out the basis on which residents believe any future changes in the village should be dealt with.

### **LOCAL CONSULTATIONS IN PREPARATION OF THIS DOCUMENT**

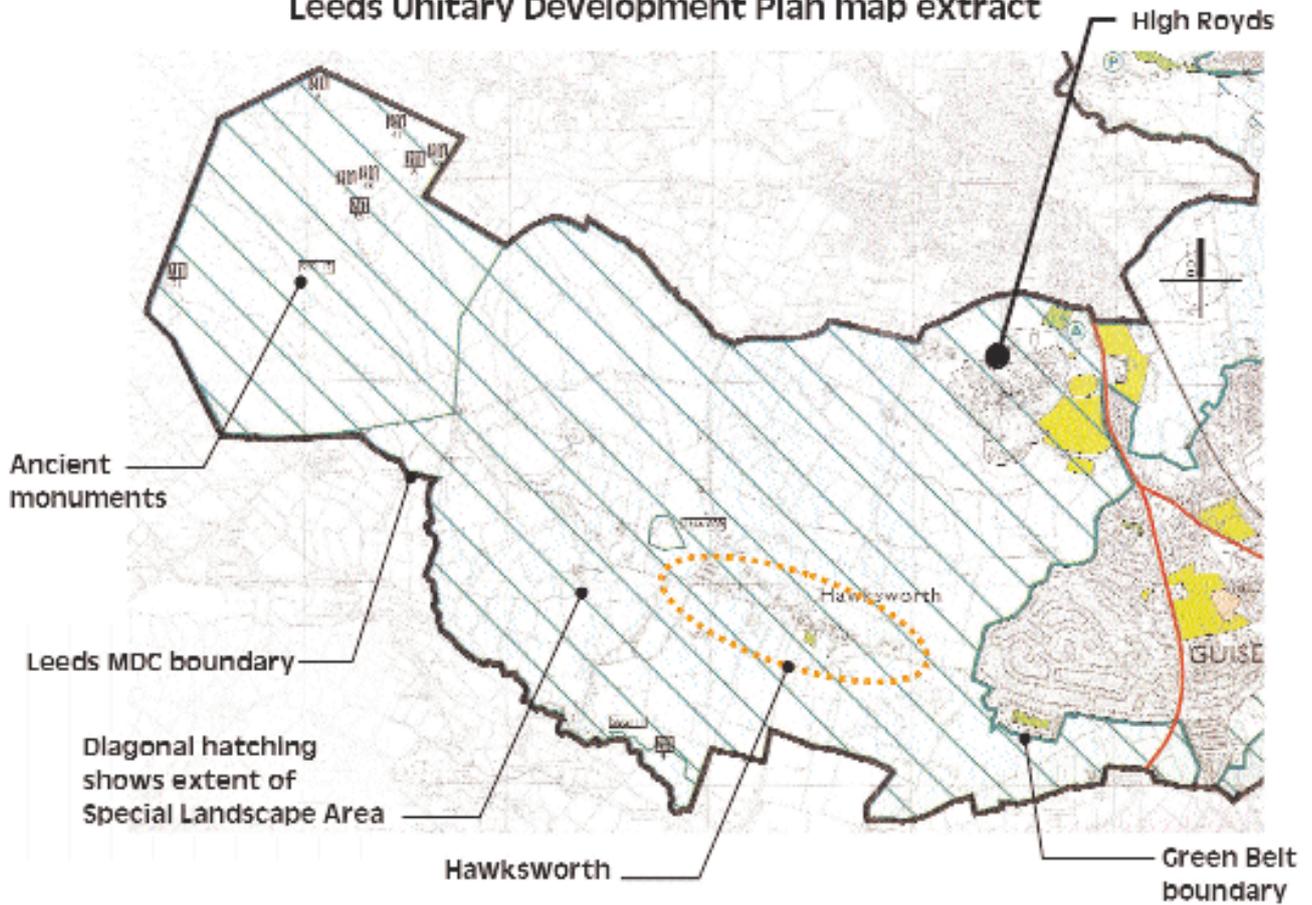
The VDS was drawn up to reflect the views of villagers following a local consultation exercise via distribution of a questionnaire and discussions at the Village Residents' Association Meetings. The consultations included the following:

- 1) Questionnaires were hand-delivered in June 2003 to 80 residential properties including those associated with 10 businesses based in Hawksworth (e.g. Farms, Riding Stables, Nurseries, Caravan Park and Fencing Company) and all Ward Councillors were consulted.
- 2) All businesses with an obvious address within Hawksworth were consulted although, because distribution was based on the Electoral Roll, the Hawksworth Quarry was not included at this time.
- 3) Twenty seven replies were received, representing just over a 33% response rate.
- 4) Residents were kept up-to-date on progress through village meetings, of which there have been seven since the questionnaire was issued. Minutes of the meetings were issued to Members, including some who are not resident.
- 5) All residents were advised, by a hand-delivered note, of the opportunity to view the final draft prior to printing.

## Location



### Leeds Unitary Development Plan map extract



## **STATUS OF THIS DOCUMENT**

The Planning Status of this document is set out below. However the authors hope that by increasing the awareness of the residents of Hawksworth to the historical and architectural heritage of the village all reasonable care will be taken on proposed changes, even where these do not require Planning Permission, to retain and enhance the very special character of the area.

## **PLANNING STATUS**

Leeds City Council welcomes this initiative and supports the aims of Village Design Statements (VDS) as an expression of the aspirations of the local people in guiding new development and the valued characteristics of their local environment.

The Hawksworth VDS represents the views of local residents and makes recommendations for the local planning authority and developers to act upon when considering development proposals in the area. This accords with the recent alterations to the planning system which place increased emphasis on involving the local community in the planning process (see PPS1: "Delivering Sustainable Development" 2005).

As a result the Hawksworth VDS was adopted by Leeds City Council on 28th February 2005 as Supplementary Planning Guidance within the adopted Leeds Unitary Development Plan (UDP). Its recommendations should be read in conjunction with the relevant UDP policies and the reference numbers of these are listed in the highlighted text boxes.

In accordance with the changes to the planning system required under the Planning and Compensation Act, 2004, the City Council is required to replace the UDP with a Local Development Framework (LDF) by 2007. When the LDF is in force this VDS will continue to be used as a material consideration in determining planning applications.

For a full list of Supplementary Planning Guidance or to look at a copy of the UDP, you can visit:

The Development Enquiry Centre  
The Leonardo Building  
2 Rossington Street  
Leeds LS2 8HD  
Telephone 0113 247 8000

Alternatively, you can use the Council's Website [www.leeds.gov.uk](http://www.leeds.gov.uk) and search under "planning".

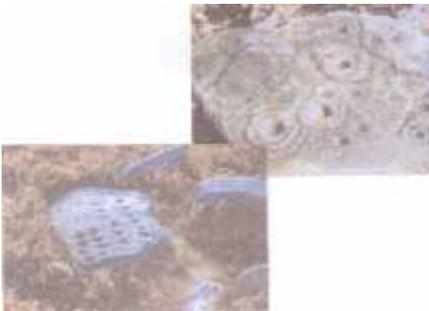
## 2002 Aerial Photograph



## B. EVOLUTION OF THE VILLAGE

### EARLY ORIGINS

There is evidence on Rombalds Moor of prehistoric habitation covering several millennia in the form of flints, walled enclosures, lengths of wall, hut circles, cairns and stone circles. There are a number of scheduled ancient monuments on the moor marking some of this evidence.



*Cup & Ring Marks*

When Roman rule ended in the 4th century waves of Germanic invaders occupied the land by moving up the river valleys.

The Danes began to settle the area in the 9th century and probably took control of the area including Hawksworth.

In the domesday survey, completed after the Norman Conquest, the entry for the Archbishop's Manor of Otley includes an entry for Hawksworth then known as Heoncheswurde. William insisted that the country should be ready for war and so that he could muster an army, when needed, he brought from Normandy the system of knight service. The

knight who became the first Lord of the Manor of Guiseley was also given manors at Givendale, Near Ripon, Hawksworth, Newby and Esholt.

Legally, on the death of a knight, the manor would revert to the Archbishop but it was the custom to allow the eldest son to succeed on payment of an entry fine or relief. An under-age heir could not inherit as he could not perform knight service and therefore he became a ward of his Over Lord. It is thought that such a minor was made a ward in the area and the name, which originally indicated a description of his status, became a surname. The details of the first-named Warde, in Hawksworth, are not known but the name is thought to have come from such a minor.



*Swastika Stone*

The name of the first member of the Warde family, who took his name in this way, or when he arrived in Hawksworth, is not known. Simon Warde is the most famous of the Guiseley knights. It is thought he was

born between 1270 and 1280. On the death of his father in 1306 Simon did homage to the Archbishop paying the customary relief in order to take possession of the family manors, including Hawksworth. It appears the Wardes gave their Hawksworth estate as a dowry when Simon's great aunt Beatrice married the head of the Hawksworth family. This alliance enhanced both the status and fortunes of the Hawksworths.

Towards the end of the 18th century the Hawksworth family left the village and took up residence at Farnley Hall. This was to enable them, under the terms of the will of Francis Fawkes, who was the last of the line of the original Fawkes family, to inherit his land at Farnley, New Hall, Lindley, Norwood,

Stainburn, Castley, Pool and Otley. Under the terms of the will, the Hawksworths had to add the name Fawkes to their own surname. Guy Fawkes was a member of the Fawkes family born 1570 and executed 1606.

## HAWKSWORTH TODAY

Hawksworth remains a village. Whilst areas such as Guiseley and Menston grew, particularly with the coming of the railway and whilst the surrounding areas became more involved in textile work Hawksworth remained a farming community with a quarry, two landscape/ gardening businesses, two caravan sites and two riding stables.

The Bradford Golf Club occupies a site between the village and the border with Guiseley and there is an outstanding planning permission for a further golf course to be constructed

part of Leeds City Council, is included in the Pudsey Parliamentary Constituency and in the Guiseley and Rawdon Ward for local government purposes.

Hawksworth comes within the Parish of Guiseley, although it does not have a Parish Council at the present time. There is a population of around 160 inhabitants, including approximately 20 children and 40 retired residents. There are 8 farms and 72 houses most of which are situated on the narrow road which runs east/west through the village and is appropriately known as Main Street.

The village has a Residents' Association, the purpose of which is to encourage a sense of fellowship within the community, to provide a forum where matters of interest common to the residents of Hawksworth may be discussed, and to represent the views of residents to outside bodies. Membership is from residents of the village and those with an involvement within the village, such as the village school.

Households pay a voluntary annual subscription, at a level agreed by the Association. Decisions are normally reached by a consensus but any ballot is on the basis of one vote per paid-up household. The Committee of the Association comprises of three annually elected officers viz: Chairman, Secretary and Treasurer. In addition to the three elected officers a further member represents each sub committee. There are usually three meetings per annum plus an Annual General Meeting in January.



*Caravan Site - Moor Valley*

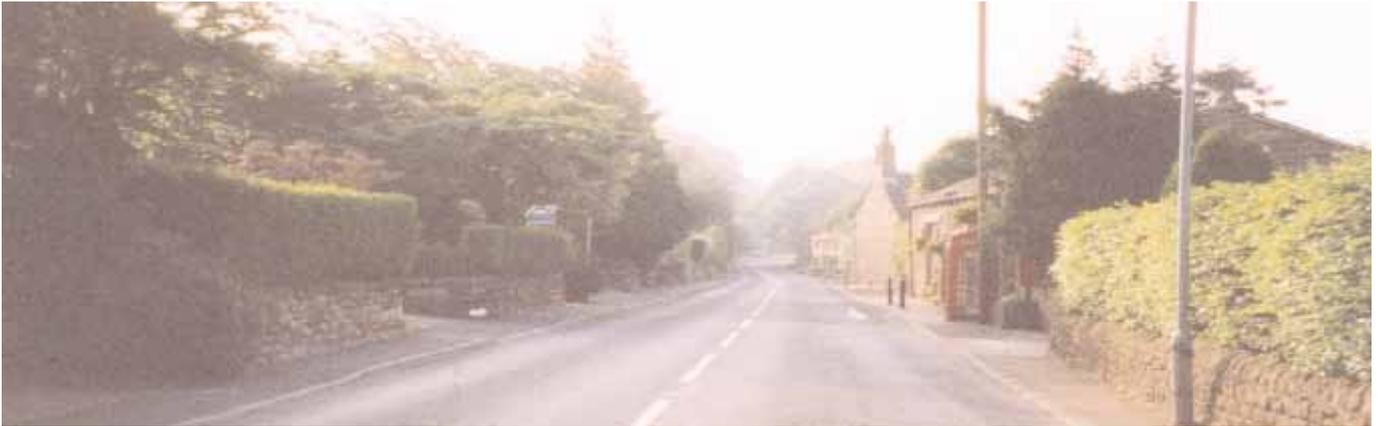
on the border between the village and Menston.

There is one chapel in the village; Methodism having come to the village in the mid 19th century. The public house, formerly in the property now known as Hawkslyn, was closed down in the late 19th century.

There is no village post office or shop. Hawksworth formerly part of Aireborough Urban District Council is now



*Village School*



*Hawksworth Main Street*

### **What is good about living in Hawksworth?**

- \* still a separate village, as yet, unspoilt by modern development.
- \* very much part of the countryside, yet with reasonable access to surrounding towns and cities.
- \* individuality of houses.
- \* open aspect of village with views and ready access to some of the best countryside in England.

### **What are the bad aspects of living in Hawksworth?**

- \* increased traffic volumes caused by commuters using the village roads as "rat runs" which cause noise and litter pollution as well as causing damage to road surfaces, which were never designed for such volumes and weights.
- \* damage to pavements and underground services by vehicles whose drivers refuse to wait for traffic to clear,

- preferring to mount and run on pavements to hasten their progress.
- \* impact of school traffic.
- \* impact of quarry, both visually and from pollution, generating unacceptable volumes of HGV traffic.
- \* failure of authorities to grant weight restrictions on village road network.



*View of Baildon Moor from the Odda*

- \* farming still carried out on traditional lines which continue to protect the landscape and its setting.
- \* an almost complete absence of loutish behaviour and graffiti.
- \* the Yorkshire in Bloom Competition has helped to improve the village environment.



*Sheep Feeder Display For National Competition*

## FORMAL RECOMMENDATIONS

B1 Local Councillors and Leeds City Council, as the Local Planning Authority, must ensure that this VDS and its guidelines are taken into account when reviewing any future development proposals in the Hawthorn area (see page 5 Leeds UDP 2001).

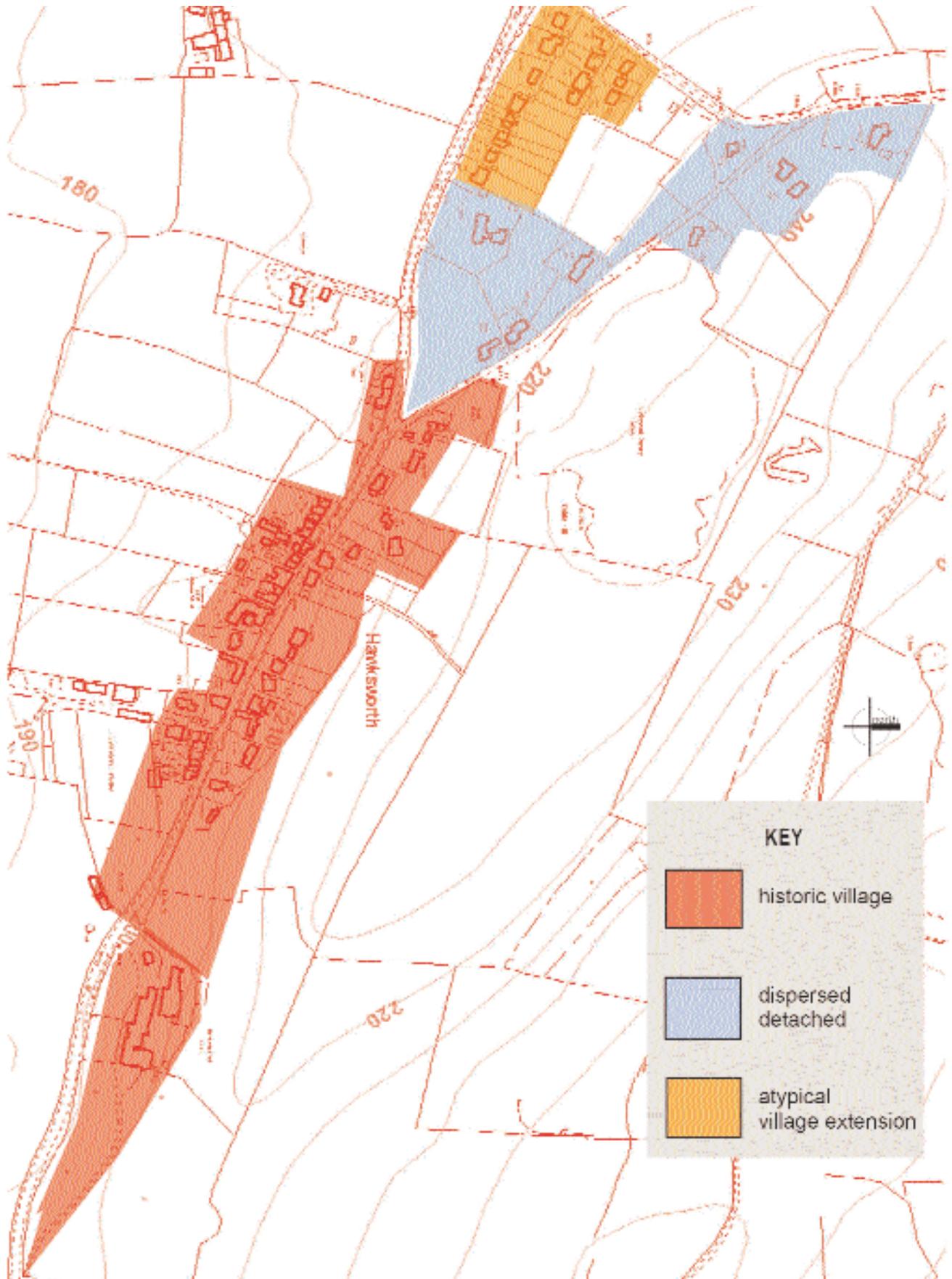


*Guy Fawkes and his fellow-conspirators - from a Dutch engraving*



*An early photograph of Odda Lane*

## Hawksworth - Village Character Areas



### C. BUILDINGS IN HAWKSWORTH

There is a record of a building in the village which could be part of the present Hall, dating back to the early part of the fourteen hundreds. However building on part of the present Hall was started in the early 17th century. The building is listed Grade II\*, see the appendix for a description.



*An early photograph of Hawksworth Hall*

Properties therefore stretch in age from the 17th century, with some containing earlier features, right up to the 20th century. They range in type from the splendid Hall down to small cottages. The majority are situated along the sides of Main Street and where the road then divides into Old Lane and Odda Lane.

### BUILDING MATERIALS

The older properties are constructed of stone with stone slate roofs but the more modern constructions range from stone with slate/tiled roofs to rendered walls with tiles.



*Modern dwelling - Old Lane*

Windows tend to be larger in the properties of modern construction, of wood for the most part, but some UPVC frames are appearing. Most window frames are white in colour, but a number are of dark brown appearance to match door colours.

Front doors tend to be of recent origin. The majority are wood and are painted white but again some have been replaced with brown "reproduction antique" type doors, and occasionally with white UPVC.

Porches are in keeping with the style of the village, being of stone with slate roofs, and canopies have slate or timber roof covering.



*Door Canopies*

Roof covering is predominately stone slate, with tiles on the more modern dwellings, which for the most part blend in with the area once they have weathered.

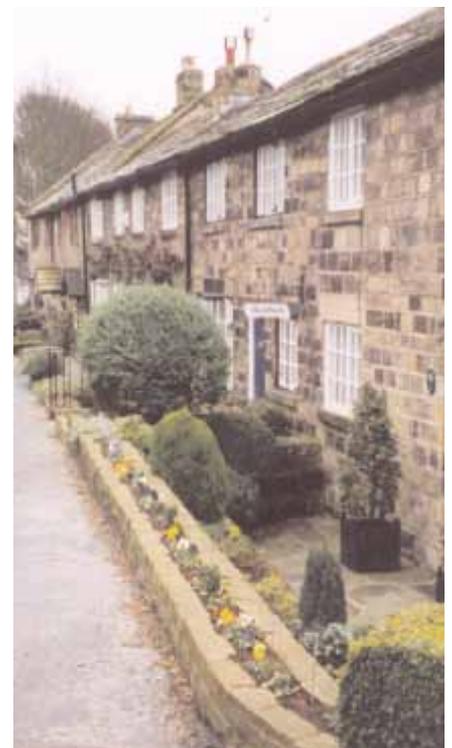
Chimney stacks are in keeping with the construction of the dwelling, with chimney pots in keeping with the style and age of the property. However with the advent of modern heating systems, metal flue linings are appearing at the top of the pots, which tends to mar the appearance of the older properties.



*Metal Flue Linings*

### BUILDING FORM AND BOUNDARIES

The layout of the village is linear in character, and follows the line of the narrow road layout of the village. Front gardens vary considerably. Some of the older cottages do not have any front garden and reach out to the road. Some are a little further back and have been able to have a low wall constructed in front to give a small amount of separation.



*Small Walled Frontage*

Others are built well back from the road and have therefore quite large front garden space.

## Hawsworth - Historic Maps





*Boundary Wall Fronting Main Street*

Many properties have stone boundary walls of some age at their front, often with a hedge of hawthorn or similar in addition. This tends to make those gardens more shielded from view.

Residents tend to maintain their gardens in the cottage garden style, in keeping with the character of the village, which leads to a harmonious look to the village, and has helped the successful entries by the village in the Yorkshire in Bloom Competition.

## **GARDENS AND OPEN SPACES**

For those residents who have little or no front space, much use is made of planting in the boundary walls, and planters, which again all add to the impression of a colourful country village.



*Older Frontage Dividing Wall with an accompanying hedge.*

In some places, particularly on Old Lane, where there are grass verges in front of the dwellings, suburban garden style planting has had the effect, to some extent, of eroding the rural character of the village. The village does not lean to the style of modern fencing and residents have steered away from this fashion.

Because of the linear layout of the village there are no open public spaces within the village, nor is there a village green. However use is made of the school playing fields, where otherwise a village green would be called into use. There are no sports facilities, although Hawksworth has a cricket team which has the use of a pitch in a neighbouring area.

## **HISTORIC BUILDINGS ALONG MAIN STREET**

On entering the village from the Guiseley direction the first property encountered is the Hall in private ownership until 1955 when it was sold to the Bradford and District Spastic Society. It is now once again in private hands and undergoing substantial refurbishment in keeping with

its listed status.

On passing the Hall the first buildings on the left are part of the old kitchen garden to the Hall. Although the boundary wall is not listed in its own right, it is regarded as a curtilage listed structure to the Hall and therefore is subject to listed building controls. The village is anxious that it be maintained, as it forms a notable part of the history of the village, having been designed by Thomas White, an understudy of Capability Brown, in 1769.



*Part of the walled garden*

The next building on the left, constructed in the 17th century, now divided into three cottages, Mullion Cottage, Squirrel Cottage and Wayside, was originally the home of one of the tenant farmers in the village. This property is listed, see separate classification.

Joining on to these properties is Dean Mews, originally farm buildings, and again now converted into three cottages, these cottages are not listed.

The cottage down Dean Lane on the left called Redwood stands on the site of the old mistle.



*Original Lunds Farm on left, now converted to Mullion Cottage, Squirrel Cottage and Wayside with Dean Mews extending to the right.*

On the opposite side of Main Street is a cottage called Woodnook. This was originally the home of the head gardener at the Hall, and has undergone much alteration and renovation over the last few years.



*Woodnook Cottage.*

Next to Woodnook is Cherry Fold, which was originally two cottages. Isaac Brown lived in one, whom it is thought is the same Isaac Brown who became well known in the Methodist movement. The elegant stone bay window on the east side of the property is 17th century, and whilst



*Cherry Fold.*

not being original, having come from a now demolished property which stood on Otley Chevin, it demonstrates how an older property can be upgraded in a sympathetic manner in keeping with the original structure.

The top part of this bay window now forms the bay to the more modern Tree Tops, built next door in the grounds of Hall Croft.



*Tree Tops.*

Next to Tree Tops is Hall Croft, originally known as New Todda Farm. Although containing modern additions, Hall Croft is listed in part, see separate classification.



*Hall Croft.*

Returning to the left of Main Street after Dean Mews comes The Manor House. Although known by this name for almost 100 years, it is not the original Manor House, although of late 17th or early 18th century origins. Its early name was Stone Law Farm. Again it has modern additions, but is listed in part, see separate classification. A third farm in this part of the



*The Manor House*

village, known as Sunny Royd, is now demolished, although the modern barn conversion, known as Hawkstone Barn was originally part of that farm.

At the side of Hawkstone Barn is one of the old style red telephone boxes which British Telecom wished to replace with a modern style public telephone. The residents did not think a modern style system would be in keeping with the village, and they obtained listed status for it, see separate classification.



*Listed Telephone Box.*



*Initials of Ayscough Fawkes family over front door of School*

The school was erected in 1873 and the initials of the Ayscough Fawkes family of Farnley, who were associated with the school, are carved over what was originally the front door.



*Hawkswyn on left Cobblestones on right*

After Cobblestones is Hawkswyn, originally the village public house, known as the Brown Cow. However it was closed down in about 1890 following pressure from

1902. This building replaces an older Chapel which was situated at the top of the graveyard, built in 1832; it was demolished when the new Chapel was commissioned.



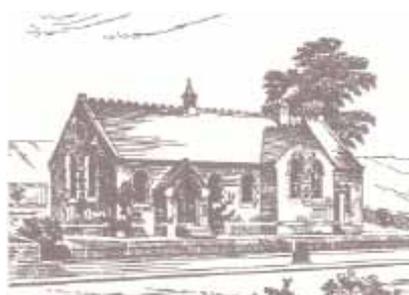
*An early photograph of Hawksworth Cottage*

The present building replaces a previous one. On the right of Main Street is Hawksworth Cottage. This property is part of one of the oldest dwellings in the village; the property is listed and the description, see separate classification, gives details of its early origin and construction.

The buildings which were originally the Smithy and Blacksmith's house are converted into a private dwelling known as Cobblestones, (now renamed as Hill House). The property again has modern additions but is listed, see separate classification.

residents who objected to the bad behaviour of the customers. The property is listed, see separate classification, and indicates features connected to its origins as an inn.

Proceeding along Main Street after some modern in-fill is the Chapel, the foundations stone for which was laid in



*Village Chapel*

Still on the same side of Main Street, after a more modern dwelling is Windy Ridge. The original name was Ellis Croft, and it also appears to have been called Lilac Cottage. It was occupied in the early part of the 20th century by William Riley whose book Windyridge (1912) was a best seller at the time and made the cottage famous.



*Windy Ridge Cottage*

Almost opposite, over the other side of Main Street, where Old Lane meets Odda Lane is Sunnyside Farm, not to be confused with Sunny Royd Farm. This property was occupied in the 17th/18th century by a family called Mitton, who appear to be the only family in the village to have been involved in textiles. The property is listed, see separate classification.



*Sunnyside Farm*

Back along Main Street, after the school, can be found Sunnyside Farm and Springside Cottage. Again, both properties are listed, see separate classification.



*Springside Farmhouse on left and Springside Cottage on right*

After these properties is a terrace of modern cottages known as Taverngate, built on the site of a former barn and stables associated with the Brown Cow Inn.

There are two other properties within the Hawksworth boundary which are listed but not situated

within the village itself.

The first is the farm house at Storth House Farm on Goose Lane and the second is the farm house and attached barn at Intake Side Farm, Mill Lane. See separate classification.

At the west end of the village is an area known by residents as 'The Triangle'. This is the area bounded by Old Lane, Hillings Lane and Odda Lane, the inner heart of which are fields used for cattle and sheep grazing.

The dwellings contained within the triangle vary in age, design and size. Construction also varies widely from stone with slate or tiled roofs to brick and rendered walls with stone or slate roofs.

The oldest property within this area is Hillside House which was originally the farmhouse for much of the land in the area and was built in the 1800's.

On Odda Lane there is an old stone cottage, Moor View, built circa. 1920 by the owner of Hillside House and on Old Lane are four semi-detached properties of stone construction built circa. 1920. With the exception of these four semi-detached houses every house on the triangle is to an individual design some of which were built piecemeal during the first half of the twentieth century. For example, Owl Cote, off Hillings Lane (built circa. 1930) or Uplands, which stands isolated at the highest point of the triangle which was completed in 1946 for the daughter of the owner of Hillside House. A number of 'holiday home' dwellings also appeared in this part of the village.

Although the area has been part of Green Belt since 1966, from the 1960's the attractiveness of the location became apparent to developers and a long series of Planning Applications were made. Some of these were successful but most were not. For example, on Odda Lane, Applications were refused for two houses adjacent to Uplands (1966), one house on the quarry site (1975), three houses on the quarry site (1978), housing next to Hillside House (1977), eight houses on the quarry site (1981) and seven



*Taverngate, Main Street*



*'Uplands', Odda Lane*

houses on land adjacent to Bracken Hill (1985). Similar Applications for houses off Hillings Lane were refused during the same period. Only three houses have been built on Odda Lane since Uplands (1946). Bracken Hill and Stone Croft were built during the mid 1970's but their Outline Planning Permissions dated back to 1950 and 1953, i.e. before the establishment of Green Belt. The other dwelling is Windhover but this dwelling was only approved, in 1979, as an agricultural dwelling. No house has been built on virgin land on the triangle since.

Planning Applications for caravan sites have also been made and refused over the years, including one for the highest point of the Odda (1961) and within the quarry (1987).

At one time the Hillings Lane cul-de-sac contained one permanent structure (Owl Cote) and several weekend residences. The latter have now all disappeared to be

replaced by six modern houses such as Ascot Cottage (built 1985) and Bridle Stile.



*Ascot Cottage*

Construction on the 'footprint' of a previous building has been the route for other houses at this end of the village such as Hawkwind and Nanny Brow (formerly West Point which was in existence prior



*Semi-detached Properties, Old Lane*

to 1919) and which were both built in the late 1980's and are the largest properties in the village, excluding Hawksworth Hall.

The West Point site was 1.2 acres and an Application was made to construct three houses on the site but this was rejected.

'The Triangle' is special to the character of Hawksworth because the older part of the village, along Main Street, has little green space and the triangle, with its precious Green Belt and Special Landscape Status, provides a green lung within the environs of the village.

The views from Odda Lane are magnificent, reaching over 25 miles to the Pennines and Moors and residents are anxious to maintain the remaining open nature of this area of the village for the benefit of all.

A few properties are located on Hillings Lane and Goose Lane but in the main these are associated with agricultural businesses.

## RECOMMENDATIONS

C1 The existence of previous unsympathetic architectural designs, or styles, should not be treated as precedence for further similar projects, particularly in the village core which contains most of the listed and vernacular style buildings.

C2 Extensions should be in keeping with the character of existing buildings, and gables, roofs, walls and windows should be sympathetic to the existing materials and design. For example, hip roofs might not be appropriate where a dominant gabled roof form exists. (BD6)

C3 New extensions should fit in with existing buildings in terms of size, style, features and materials and should not over-shadow, or interfere with the residential amenity of adjoining properties. The overall effect of such extensions should be one of balance and completeness. (BD5, BD6).

C4 The building line should be adhered to unless there are circumstances which benefit the publicly viewed street scene if departed from. (GB2, BD2).

C5 Any Application for building on land for in-fill development should be resisted where it would harm the openness of the Green Belt. The open aspect between different areas of the village add to its character and provide views to open countryside and also prevent the area becoming ribbon development producing a built-up and closed-in appearance to the village. (GB2, GB4, N12, N23, N37a).

C6 Modern conservatory type structures should be avoided in existing traditionally constructed buildings, as large glass structures in UPVC (or similar) frames would not be in keeping with materials on existing structures. (BD6).

C7 Greenhouses, garden sheds, etc. must not be positioned in front gardens where they would be unduly prominent in views from the highway.

Garage blocks and front garden parking of vehicles and caravans should not intrude on the amenity of view from the street or from adjoining dwellings or future occupiers. (BD2, BD5, GB2).

C8 The storage of goods and/or machinery intended for commercial use should not be permitted at residential properties where this would compromise visual and residential amenity. (N33, GB4).

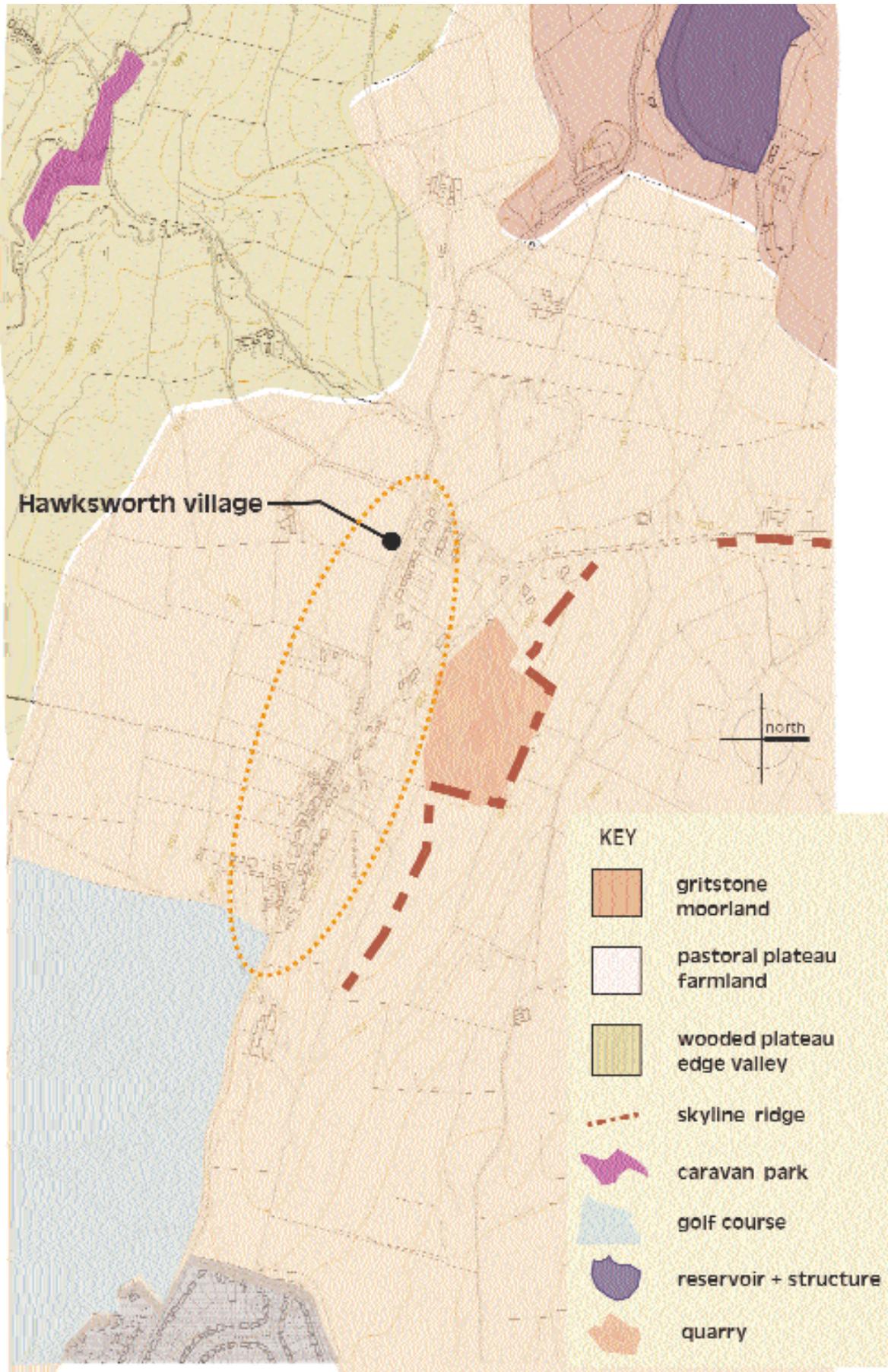
C9 Changes of use to industrial and other developments including alterations to, and conversion of, farm buildings in Green Belt, must not intrude on the quality of the landscape. (N33, N36, N37, N37a, GB4-GB10).

C10 Replacement of a demolished building should not be permitted where this facilitates the building of one significantly larger, or of multiple buildings. Where a building is judged unsafe and demolition necessary then any new structure built in its place must largely fit the footprint of the demolished building. (GB8, GB9).

C11 The materials used must be natural stone (not manufactured artificial stone) to match existing village properties with natural Yorkshire stone roof slabs. The number of storeys must not exceed the existing where this would harm the local visual and neighbouring residential amenity. (BD6)

C12 At the time of preparation of this Statement there are fourteen Listed Buildings and one Listed Structure within the Hawksworth boundary. In the past alterations to some of these have been carried out which are not in keeping with the original building. The Local Planning Authority must enforce the existing powers in place for the protection of such properties. (N14, N17, BC1-BC2).

## Hawksworth - Landscape Character



## D. LANDMARKS, LANDSCAPES AND COUNTRYSIDE ACCESS

The location of Hawksworth on the edge of Rombalds Moor is at a height of between 600 and 800 feet above sea level which gives it a unique position in the landscape of this part of West Yorkshire.



*Millennium Orientation Stone*

To the north is Burley-in-Wharfedale, to the south Baildon, to the east Guiseley and to the west Bingley. The uninterrupted views are much valued by residents and visitors alike, and it was this aspect of the village which prompted residents to erect the millennium stone in 2000 to point out in a permanent way these views, as well as serving as a reminder of the new century which was upon us.



*Plaque on Millennium Orientation Stone*

The village is located in Green Belt and within a Special Landscape Area. The Leeds Landscape Assessment, carried out by Land Use Consultants for the City Council in 1994,

described three landscape types in the Hawksworth area, the gritstone moorland of Rombalds Moor; the pastoral farmland of the Hawksworth plateau; and the wooded plateau edge valley falling to Hawksworth Gill (see plan "landscape character").

Their special qualities were recognised with the environs of Hawksworth Moor being designated as one of the 18 Special Landscape Areas in the Leeds UDP. In such areas the siting, design and materials of any development must be sympathetic to its setting and must not seriously harm the character and appearance of the landscape.

Rombalds Moor lies between the Aire and the Wharfe valleys, and stretches from Baildon to Draughton and the bulk of the area is above 900 feet.

The north face of the moor overlooks the Wharfe Valley and is formed of various sand stones mixed in with softer beds of shale.

In the area which falls away to the Aire Valley can be found outcrops of the South Yorkshire coal measures on Baildon Moor and surrounding high ground. There is some evidence of peat cutting, lime burning and quarrying from medieval times and in the last 150 years vast quantities of stone have been quarried in the area.

Extensive water catchment and storage projects were put in hand to satisfy the demands of an expanding population. It is only within living memory that Hawksworth has been connected to the mains water supply; residents originally drawing their water from wells and local springs, many of which still exist.



*Reva Reservoir*

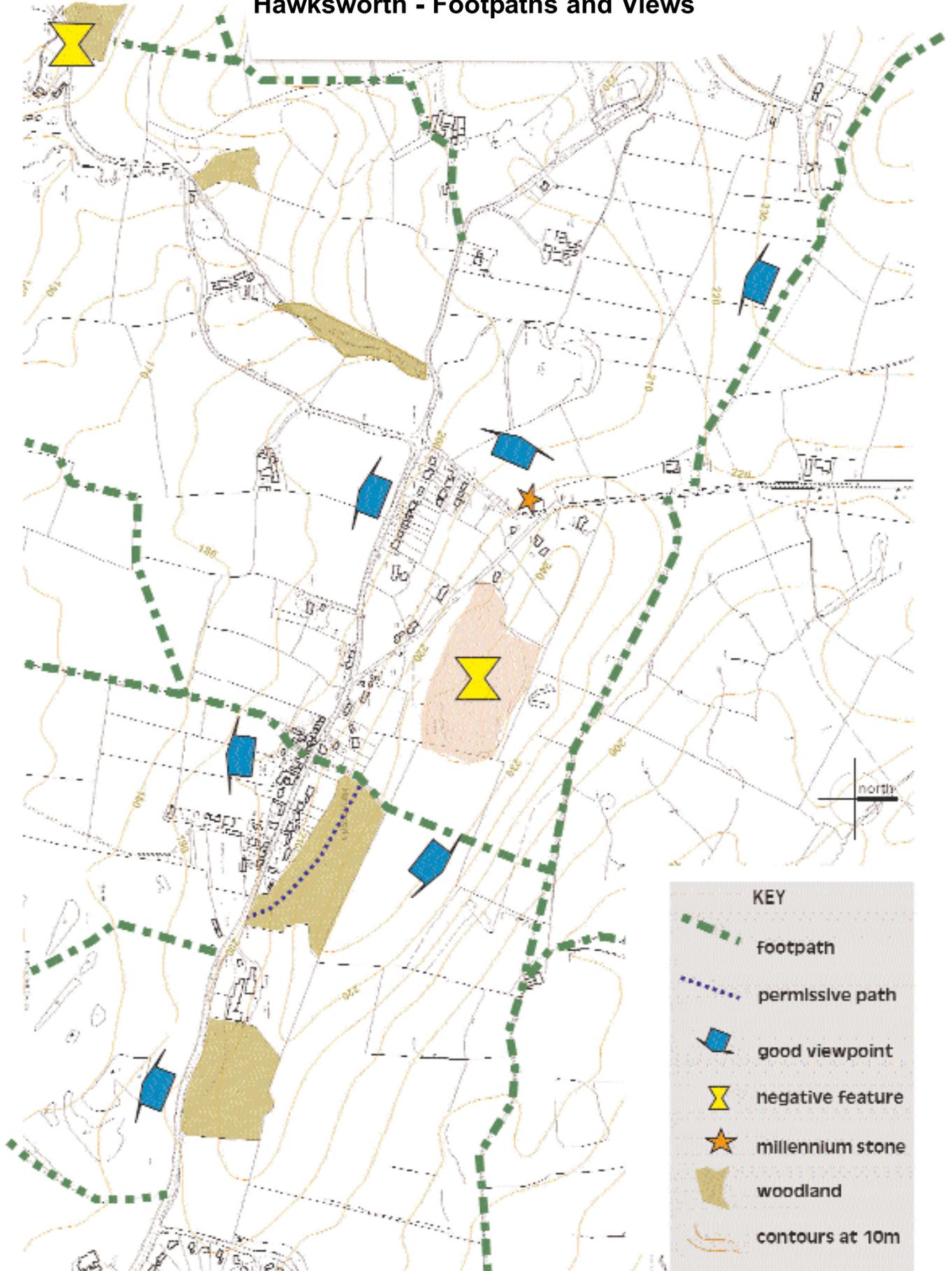
We do not have any churches with spires or imposing bridges or viaducts. Instead we have the work of nature to admire and hopefully protect for future generations.

The name Odda is thought to come from a previous name for this area, which was Todhaw, and this in turn is thought to have originated from two words Tod, which is old English for fox, and Haw or How, which is old English for a spur shaped hill.

A footpath goes over the Odda from Gill Beck on the border with Baildon, up the fields, over Main Street, up over the Odda and down, crossing another path which runs through Thorpe Farm from Thorpe Lane joining up with Hillings Lane and onwards to Menston.

A "permissive footpath" leads off from this path as it rises

### Hawksworth - Footpaths and Views



up to the Odda and leads down through Hawksworth Wood, re-entering the highway at the east end of the village near the Hall. At the top of the Odda a footpath leads off to the right, joining the highway at the top of Thorpe Lane.



*Footpath Sign - Hawksworth Wood*

When the footpath meets Hillings Lane it continues up to the moor taking in Reva Reservoir, from where walkers can carry on over the moor to Burley Woodhead and Ilkley.



*Distant View of Hawksworth*

On the south side of the village there are two footpaths which go over the Golf Course and on to Tong Park or Esholt. One of these paths has recently been

designated as a bridal path by Bradford Council. Walkers using all these paths are afforded wonderful views over the surrounding areas.



*New Stile*

Many of the old stiles have recently been replaced by the Leeds Public Rights of Way Team and these new additions to our footpaths have been a great improvement. These are of the 'kissing gate' type and have new clip fasteners which will ensure that animals are prevented from straying, always providing that walkers secure the gates after passing through! There are also some of the 'two step' types which have again been replaced and are now in an excellent and safe condition.

Footpaths and bridal paths are clearly marked by signposts. There is one path through Hawksworth Wood which is designated as a permissive footpath. It has

been in public use for many years although apparently not yet recognised as a public right of way.

The Countryside and Rights of Way Act 2000 requires Local Authorities to prepare and produce Rights of Way Improvement Plans by 2007. These plans will have to be endorsed by newly established Local Access Forums and one of their goals will be to widen provision of facilities for walkers, cyclists and horse riders.



*New Clip Fastener*

Local representations can be sent to Leeds City Council's Public Rights of Way Office.

There is one area of Hawksworth which causes great concern and is visually obtrusive from elevated land and that is at the Odda which has long been subjected to quarrying activities.

Bund mounds which have not greened over are visible from parts of the village and major problems arise from the presence of the quarry, including dust, stones and slurry on roads, significant heavy goods vehicle movements and associated damage to and blocking of facilities such as surface drains.

Many of the houses in Hawksworth are built of stone and villagers accept the need for quarries to be sited where minerals are found. Villagers also recognise that stone has been quarried on the Odda for over 100 years and the quarry provides employment, although not to local people.

However the extraction of dimension stone under the current permission is nearing completion and the current output is of rockery type stone and aggregates. Few people would choose to have a quarry sited near their homes and villagers regard the quarry as having a significant deleterious affect on the quality of life within Hawksworth. They therefore do not wish to see further quarrying proposals in this area or the existing site extended. The village does not have a shop, public house or restaurant. Nor does it have a village hall. However the Methodist Chapel acts as the village hall, and where larger gatherings take place the hall in the village school is available to the village.



*The Village School*

The village school is a small Church of England primary school within the Bradford Diocesan Board of Education and is aided by the Local Authority.

There are some 97 children on the roll at the present time. The maximum number of pupil places being 98. This number is divided into four classes, according to age. There is a total teaching and non-teaching staff of 18 of which some 8 members are part-time.

The school is a very important part of the village. It provides a young heart, with the sounds of children adding 'life' to an otherwise quiet community. That a village can still provide schooling for local children, who can walk to school, is refreshing.

The school, which has a Mission Statement and Rules for Admission, is involved in many projects connected with nature and the environment, and is particularly fortunate in its location to enable these projects to prosper. It has entered the schools' section of the Yorkshire in Bloom Competition, with great success; the judges are always fulsome in their praise of the efforts of the children and their presentation.

An ecological cabin has been built in the school grounds, which will be available for use by the village outside school hours.



*Traffic Congestion*

Due to the large catchment area which this type of school serves, there are no designated safe routes. As children are arriving from a very wide area parents have to ferry them to and from school by motor vehicle. This does tend to cause congestion problems during the morning and afternoon periods, both for residents and passing traffic.



*Quarry Workings - The Odda*

## RECOMMENDATIONS

D1 The village is located within the Green Belt and the Special Landscape Area Designation recognises the fine rural setting of the village and the characteristics of the land surrounding Hawksworth. The UDP Policies protecting such land must be applied when considering Planning Applications. (SP2, N32, N33, N37, N37a, GB1).

D2 The importance of views from the village to the surrounding countryside is recognised. Any new development should consider these fully, if the village is to retain its overall distinction as an upland/moorland village. (N37a).

D3 Footpaths, bridleways and tracks must be fully protected and consideration should be given to opening up new routes into the countryside and forming links between existing ones, (particularly for horse riding which would ease traffic problems and make the horse riding activities more pleasurable for the participants).(N9, N10).

D4 When the usable minerals have been extracted from the Odda in accordance with the existing Planning Permission dated 26 January 1996, the owners must reinstate the area by implementing the approved restoration plan. (GP8).

D5 Any application to extend the area of the quarry, its hours of operation and/or increase in total weekly tonnage extraction should assess and take into account environmental effects on the local community and on the Special Landscape Area. (N45, N46, GM6).

D6 The number of established caravans is considered to exceed a fair quota for the size of the village. There should be no more caravan or camping sites in the area, where they might intrude on the appearance of the countryside surrounding Hawksworth. (N32, N33, N44, GB21).

D7 The erection of telecommunication masts, wind farms and electricity pylons in the open upland location may have a significant detrimental effect on the open views from the village and surrounding landscapes and could be an unacceptable intrusion into the Special Landscape Area. (N37, N37a, BD13).

D8 The growth of 'makeshift structures' often associated with farms and stables should be resisted wherever possible. However, livery stables, or non-intensive farming or other business activities associated with country life is to be welcomed. Such businesses should not be used as a subterfuge for the construction of domestic dwellings or other inappropriate development in the Green Belt. (GB13, GB15, GB16).



*An Early Photo of Main Street*

## E. FARMING VEGETATION AND WILDLIFE

The upland nature of the farmland does not lend itself to arable farming but there is grass cutting for hay and silage. The farms within the area are, therefore, dairy with cattle and sheep rearing. Again, the nature of the land does not lend itself to large farms and the average size is about 100 acres.

An interesting feature of local farm names is the inclusion of 'side' in their title, e.g. Intake Side, Sunnyside, Reva Side and Todday Side. Both these two latter farms now gone. No other local area has such a preponderance of the use of this word in its title. Place names with 'side' in them are far more common higher up the Dales, such as Gunnerside, Whernside, etc. and are associated with settlements of Scandinavian origin. The word 'side' comes from old Norse Saetr, meaning hill pasture.

Field sizes are also limited and as an example the two fields which run on the South side of Old Lane are 7.78 and 8.6 acres and these would represent the average size of fields to be found within Hawksworth. However, there are exceptions with at least one field being 19.67 acres.

Fields are enclosed by traditional walls and hedges, for the most part, but there is some use of stakes and wire, particularly where walls have disappeared or hedges died back.



*Dam off Hillings Lane*

The Moor, which is fenced around its boundaries, is otherwise totally open and unfenced and sheep can wander freely from the outer reaches of Hawksworth to the edge of Ilkley.



*Distant View to Moors*

Woodland, which is predominately broadleaf, contains some very mature specimens, particularly beech, which are unfortunately coming to the end of their life. However, there are young trees coming along, which in the fullness of time will mature into similar specimens to those we presently enjoy.

A programme of thinning was carried out some seven years ago in the woodland behind Main Street, which has given the younger trees more space and light to develop. Tree Preservation Orders are in place on the major tracts of woodland, and also smaller groups of trees throughout the village e.g., those around the walled garden, those alongside the Hall and the group of sycamores on Odda Lane.



*Hawksworth Wood*

Only those trees which have to be removed for a specific safety or management reason are used for any commercial purposes. Hedges and walls are well maintained, and where damaged, for example as a result of a motor vehicle accident, are speedily repaired. There is some post and wire fencing, but this is kept to a minimum, and it does not sit well along side the old gritstone walls and

established hedges, which are made up for the most part of Hawthorne and Blackthorne.



*Barn Conversion - Main Street*

There are no rivers in the area but there are a number of streams flowing from the high ground. The main ones are Jum Beck flowing into Gill Beck in the valley between Hawksworth and Baildon and then on into the River Aire. The other side of the hill is drained by Mire Beck which flows down through Thorpe and eventually onto Otley. Jum Beck contains a pond which appears to have been built to conserve the water of the beck in order to improve the supply of water to power the mill wheel at Hawksworth Corn Mill.

Behind the older part of the village and running parallel with Main Street to the North of the village is an old stretch of mixed woodland with mature and also younger trees. To the south of the village, on the border with Baildon and running on both sides of Gill Beck, is a further belt of mature mixed woodland. There are also scattered copses of mixed trees, but the area remains free of pine forestry. The area supports at least twelve species of trees, including Oak, Elm, Ash, Beech, Birch,

Chestnut, Sycamore, Holly, Mountain Ash, Willow, Pine and Firs.

Gardens in Hawksworth are all attached to dwellings, there being no Local Authority Allotments. The exceptions are two small commercial Landscape / Garden Centre businesses, one located in the Old Walled Garden off Main Street and the other off Hillings Lane.



*Front Gardens Taverngate*

As mentioned elsewhere in this Statement, domestic gardens are designed on the style of cottage gardens to fit the nature of the village.

Some fifty-six species of wildflowers have been identified including Wood Anemone, Bluebell, Red Campion, Wild Garlic, Snowdrops, Honeysuckle, Cuckoo-Pint, Bittersweet and Foxglove, whilst on the moorland Heather grows, flowering in August to the delight of all, with Cotton Grass and Bilberries in season.

The abundance of woodland attracts a large variety of birds, including Mistle Thrush, Song Thrush,

Blackbird, Green and Greater Spotted Woodpecker, Little and Tawny Owls, Sparrow Hawks and Kestrels.

Gardens provide a good habitat for Wrens, Goldfinch, Greenfinch, Great Blue and Long Tailed Tits, Nuthatches, Chaffinch and Bullfinch.

There are many garden ponds which attract Heron, which raid Goldfish stocks and the Dam off Hillings

Lane also attracts Heron, Mallard, Moorhen, Coot and Grebe. In winter, flocks of Canada Geese are attracted to the pasture land surrounding the Dam. On the moors are found Grouse, Curlew, Lapwing and Snipe.

Unfortunately the conversion of many farm buildings has resulted in a fall in the population of Sparrows, Swallows, Martins and Swifts, although small numbers are still to be found in the area. The area also supports a good range of Butterflies. At least ten are regularly identified in gardens, and in the evening Moths in large numbers are on the wing.

## RECOMMENDATIONS

E1 Trees, hedges and walls should be preserved and any felling or demolition except on grounds of safety should be firmly resisted as these form the character of the landscape .

E2 Tree Preservation Orders should be rigorously enforced and all consents for felling should require an appropriate tree species to be planted in close proximity, with a preference for locally native trees.

E3 A survey of trees meriting a Tree Preservation Order, both in the village and in the immediate countryside should be carried out to ensure that all trees meriting such orders are fully protected. Alternatively, trees in the village could be protected by promoting the designation of the village as a Conservation Area.

E4 All broadleaf woodland, moorland and ponds should be retained as they form a backdrop to the village and also provide a valuable habitat for wildlife.

E5 The planting of new native broadleaf woodland should be encouraged where this would not compromise valued views or habitats.

## F. PUBLIC TRANSPORT AND THE HIGHWAY

The village is served by only one bus service, which also takes in Menston, Esholt, and onwards to Bradford. The service, however, is infrequent, and is under constant threat due to poor passenger numbers. There is a rail service from Guiseley, a distance of about a mile and a half from the village, with regular services to Leeds and Bradford.

Highways through the village are still essentially country lanes between Guiseley and Ilkley, Bingley and Baildon. Because of their connections and the general increase in traffic in the region, these have now developed into alternative routes with traffic volumes which now far exceed those for which they were originally designed. It is expected that this problem will grow with the continuing construction of new homes in the Guiseley area and beyond.

This increasing volume of traffic, which includes heavy goods vehicles avoiding bottle necks, such as Shipley and Bingley, is significantly affecting the character of the village. It is causing damage to road and footway surfaces, walls and hedges, as well as affecting the peaceful quality of the



*Blocked Gully Grate - Main Street*

country lanes to the detriment of walkers, cyclists and riders.

With the exception of Main Street and Old Lane, there are no footpaths on these roads. Where they are in existence, they are surfaced in tarmac, with concrete kerbs. There are parts which have in addition a grass verge: the stretch between the junction with Thorpe Lane and the Hall Gates; the stretch between the second Hall Gates and the start of the village houses, and there is also another stretch on Old Lane to the cross roads.

Because of the narrow nature of Main Street, vehicles are often parked on verges, which cause damage to the grass surface, adding extra work to the Yorkshire in Bloom efforts.



*Inconsiderate Parking*

There are two post boxes in the village, one adjacent to the telephone box on Main Street, and the other at the Cross Roads at the west end of the village.

Litter bins have been provided by Leeds Council and are situated at various points along Main Street and in the lay-by in Mill Lane, and are a

help in keeping litter down produced by pedestrians. However the litter thrown from passing vehicles, particularly of the type produced by fast food outlets, is a major problem, as are drinks cans and bottles.



*New Litter Bins*

There are a number of seats placed throughout the village, which have been supplied by public benefactors, but none have been supplied by the Local Authority.

Lamp standards are of the metal type and are unobtrusive to the eye. The standard of street lighting is considered adequate for the village.

There are no bus shelters or protective barriers erected throughout the village.

## RECOMMENDATIONS

F1 Road improvements or traffic calming measures should be sensitive to the character of the village, its Green Belt and Special Landscape Area context (T1, T2, N32, N37).

F2 Road improvement schemes should give priority to reducing the number and severity of accidents, and should seek to reduce rather than cater for the overall growth in private car usage and should improve conditions for pedestrians and cyclists (T1, T2, T23).

F3 Street lighting should be designed to minimise light pollution without compromising safety. The lamp columns should be at a height and style which sits comfortably with the village setting and which are acceptable to residents.

F4 Street furniture should be of a sympathetic character to the village, be of positive benefit and avoid obstructing pedestrians, wheelchairs and prams.

F5 Residents value the existing bus service and would welcome the introduction of a School Bus Scheme, to promote safety and ease traffic congestion at peak times.

F6 Horse Riders should not use the village footways as this is having a detrimental effect on pavement surfaces and also causes problems for pedestrians.

F7 Residents of the village should be consulted, via Elected Representatives and Local Residents and Area Management Team Forums, in matters affecting the character and management of Local Highways and their reasonable concerns taken into account.



*An Early Photo of Main Street*

## **G: A BRIEF HISTORY OF HAWKSWORTH HALL**

In 1440 Thomas Hawksworth was living in York. He leased the land and mansion at Hawksworth to his son and that is the earliest record so far discovered of a building which could be Hawksworth Hall.

The building of part of the present Hall was started by Walter and Isabel Hawksworth in the early 17th century. On their deaths, their son Richard inherited the property. Richard was described as a strong character. At the outbreak of the Civil War, Sir Richard, as he was by then, joined the Parliamentary cause along with the Fairfax's of Menston, the Dyneleys of Bramhope and the Stanhopes of Horsforth. The Vavasours of Western, the Fawkes of Farnley and the Palmes of Lindley declared for the King.

At the time of the first siege of Bradford in 1642 a Royalist Detachment of Horse came to Hawksworth and arrested Sir Richard at the instigation of Sir John Goodricke who commanded a troop of Royalist Horse, and who was, in fact, Sir Richard's brother-in-law. It is thought that one of the reasons for Sir John's actions was because Sir Richard and his wife had fallen out and she had returned to the family home. Sir John saw the Civil War, and the fact that his brother-in-law was on the other side, as a good excuse to get even for his

sister's sake. Sir Richard was imprisoned in York where he remained until after the Battle of Marston Moor in 1644 where Parliament defeated the Royalists and York surrendered to Parliament.

Sir Richard's son Walter, and his wife Alice, were responsible for enlarging the Hall in the 1660's. The third period of development took place in the mid 18th century and the fourth took place later that century.

A chapel was recorded for the Hall but no trace has been found of this. It may have been built to the east of the Hall but demolished when the Hall was extended in the 1660's.

In 1769, Walter Hawksworth engaged Thomas White, an understudy of Capability Brown, to draw up plans to landscape Hall Croft, now the

Golf Course, to move the old kitchen garden and to re-route the road to Guiseley over the landscape to the north behind the Hall. The purpose being to provide a private and uninterrupted view over the parkland.

The kitchen garden was moved to its present position in the village but, because of objections from local residents, the route of the old road stayed the same but the level was dropped in front of the Hall which hid its users from view from the house.

The Gaunts, a Yorkshire Textile Manufacturing family, were the last to occupy the Hall before it was sold in 1955 to the Bradford and District Spastic Society.

It is now, once again, in private hands.



*An early photograph of Hawksworth Hall*

## H: CONCLUSION

The VDS has made a number of recommendations, the implementation of which will have a significant impact on the future of the village. The recommendations have been based on the views of the residents of Hawksworth expressed on the questionnaires distributed to households.

It is clear from the analysis of the questionnaires, and the comments of residents, that Hawksworth residents wish to preserve the present character of the village.

They are particularly anxious to avoid any expansion outside the present boundaries and for the Green Belt and Special Landscape Status to be preserved. New housing and in-fill would not be welcome as they would destroy the total character and openness of the village. Extensions are expected to be of a size and type which do not conflict with existing properties.

There is a need for public transport to be improved, and the village would benefit from having a community centre, with modern facilities, and a place where young people could meet.

The adoption of the VDS demonstrates Leeds City Council's continuing commitment to the democratic process in which the views of local communities are given due prominence so as to ensure 'Best Practice' in making planning decisions that affect the community. The VDS provides the basis for working in partnership with Leeds City Council.

The VDS has dealt with a wide range of issues. The implementation of some recommendations will be the responsibility of the local community. The implementation of others will require action by the Highways and Transport authorities. There are, however, many recommendations that will inform and guide the City of Leeds Department of Development in responding to planning applications for development in the village.

## **I: ACKNOWLEDGEMENTS & REFERENCES**

Reference was made to the following books describing the history and landscape of Hawksworth:

- A History of Menston and Hawksworth by Alastair Lawrence
- Bygone Guiseley by Wallace Cooper
- The Carved Rocks of Rombalds Moor, Ilkley Archaeological Group

Thanks are due to:

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Other useful contacts:

### **The Public Rights of Way Section**

Learning and Leisure Department  
Redhall Estate  
Redhall Lane  
Leeds, LS17 8NB

The Countryside Agency provides information on Village Design Statements and guidance on Countryside Issues:

### **The Countryside Agency (Yorkshire and the Humber)**

4th Floor Victoria Wharf  
No 4 The Embankment  
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Web : [www.countryside.gov.uk](http://www.countryside.gov.uk)

**County Records Office**

West Yorkshire Archive Service  
Wakefield Headquarters

**Registry of Deeds**

Newstead Road  
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01924 305983 Email :  
wakefield@wyjs.org.uk

**Leeds District Local Archives**

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**West Yorkshire Archaeology Service**

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The authors do not accept any responsibility for any legal, or financial consequences arising from inaccuracies or errors contained in the Hawksworth VDS. The authors may be contacted via the Secretary, Hawksworth Residents' Association, Uplands, Odda Lane, Hawksworth, LS20 8NZ.

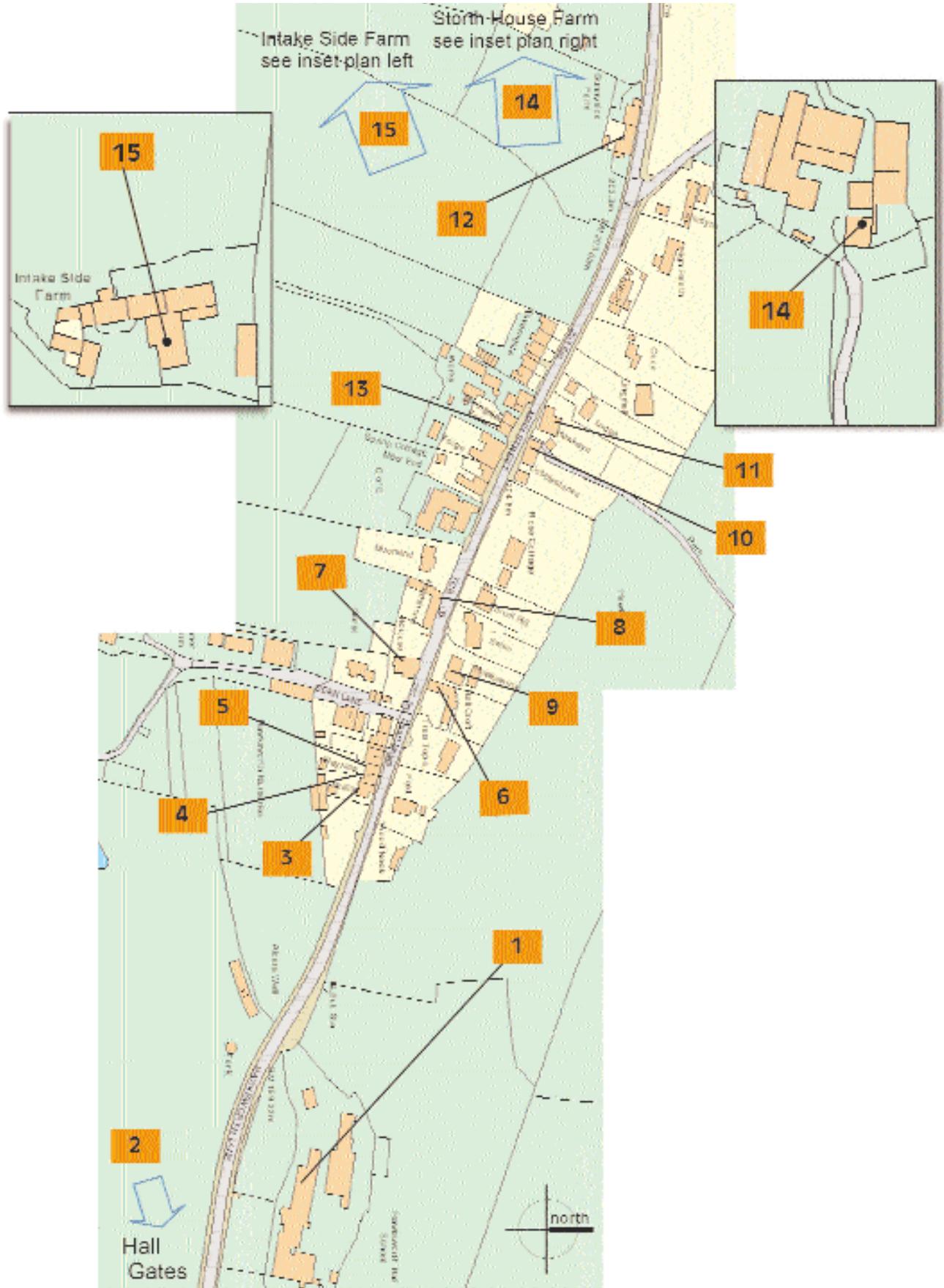
Proposed Review Date 2010

**Yorkshire in Bloom Competition**

Hawksworth first entered the competition in 1993 since when villagers efforts to enhance the village has resulted in great success as follows:

|           |  |
|-----------|--|
| 1993      | 22nd out of 32 entries.  |
| 1994      | 3rd Overall, 1st for the Best Summer Display, Trophy for the Most Improved Village, Rose Bowl for Most Improved Community. |
| 1995      | 5th Overall  |
| 1996      | 2nd Overall  |
| 1997-2004 | Overall Winners - 7 times. Britain in Bloom Entrant -1998 & 2000   |

# Hawksworth - Listed Building Locations



## APPENDIX: A SCHEDULE OF LISTED BUILDINGS IN HAWKSWORTH

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of Special Architectural or Historic Interest. The Secretary of State for The Department of Culture Media and Sport has a duty under the Act to compile 'Lists of buildings of Special Architectural or Historic interest'.

'Listing' a building does not mean that it is preserved forever in its existing state. It seeks to ensure that the architectural and historic interest of a building is carefully considered before any alterations are agreed. The buildings are graded as follows to show their relative architectural or historic interest:

**Grade I** buildings are of exceptional interest (none in Hawksworth).

**Grade II\*** are particularly important buildings of more than special interest.

**Grade II** are of special interest, warranting every effort to preserve them.



*Hawksworth Hall (Grade II\*)*

Large residential house built by the Hawksworth family, probably in the early C16 with large additions in mid to

late C17, alterations in C18; dated 1611 internally and 1664 on chimney of east wing with relocated date stone 1669 in kitchen to rear of this wing.

Coursed dressed sandstone (coursed squared rubble at rear), stone slate roofs. Composite Plan, comprising original Hall-and-cross-wings house on east-west access, with added Hall-range on same access to the east, and 2 crosswings to east end of this. Two storeys; long and irregular façade with original east crosswing (now slightly left of centre), altered as porch and entrance hall; left of this the surviving features of the original hall range are a recessed mullioned window of 5 round-headed lights on 1st floor, and a 2 storey gabled bay (or oriel) in the angle with the west wing; this bay has drip moulds on 2 levels, remains of pilasters at ground floor (C18 window between these), at first floor a transomed 5-light window with round-headed upper lights, and ridge gable coping with kneelers and an apex finial. The additions to the right are a longer hall range flush with the unequally-gabled 2 east wings, which have gabled coping with kneelers, (that to inner ridged). The principal C18 alterations are the addition of a 2-storey canted bay to the front of the west wing, with a hipped roof; a pedimented doorway to the former east wing, with cornice on scrolled brackets run out over side windows; and vertical rectangular windows with moulded architraves, that

over the door with a cornice over it, mostly 16-pane sashes, but those on the outer east wing cross-windows with arched lights (probably C19). The masonry of the main range incorporates the jambs of some former windows. The return wall of the west wing has a large external chimney stack. The return wall of the east wing, which is longer, has blocked former windows on three levels towards the front, a high chamfered plinth interrupted by later openings, and at first floor of the further end 2 three-light mullioned windows with round-headed lights.

The rear has, inter alia, a large external chimney stack towards the west end of the original Hall, a tripartite stair window in the gable of the original east wing, and multiple-light mullioned windows at the first floor beneath the eaves on either side of this.

### Interior

Principal feature of interest is Great Chamber at first floor of original Hall which has a segmented-vaulted ceiling with elaborate moulded plaster geometric decoration of squares and diamonds with vine pattern and central pendant, the tympanum at the west end containing the royal coat of arms and at the east end the Hawksworth arms and dated 1611, the arms flanked respectively by figures of Temperancia, Fortitudo, Prudentia and Iustitia; cornice and frieze with griffons and masks, muntin-and-rail panelling;

a large moulded Tudor-arched stone fireplace in the rear wall, with wooden surround of fluted pilasters and arcaded overmantel. In the east wing, C17 panelling in several rooms and contemporary staircase; in entrance hall, C18 open-well staircase with open string and 2 balusters per tread; various panelled doors with shouldered architraves.



2: Gate piers at East entrance to Hawksworth Hall

Pair of gate piers. Probably early C18. Sandstone ashlar. Square section approx. ½ metre wide and 2 metres high. Rusticated, with chamfered plinths and moulded caps, with 2-stage Conical pedestals carrying urn finials, which may be later, (now damaged due to attempted theft); scrolled brackets on inner sides.



3: Mullion Cottage  
4: Squirrel Cottage and  
5: Wayside

Former farmhouse, now three dwellings. Later C17, altered. Coursed squared sandstone with quoins, stone slate roof. Rectangular 3-unit lobby-entry plan. 2 storeys, continuous dripmould

(interrupted at right-hand end); doorway at junction of second and third units has moulded surround and shaped lintel with carved fan (or scallop) in centre; to the left, two 5-light windows on each floor, with recessed chamfered mullions (those in the middle window at ground floor recently restored); above the door a 2-light window lacking the mullion; to the right, a 5-light window lacking 1st and 3rd mullions, an inserted door next to this, a 2-light window above and an inserted window next to it. Chimney on ridge in line with door, another at left gable; gable copings with kneelers. Left gable wall has an inserted door under a hoodmould to a former window, and a 2-light window above, with a hoodmould. Rear has inter alia a 2-light window at left end of ground floor, 4 similar windows at first floor and a 3-light window in line with the chimney.

### Interior

Centre (Squirrel Cottage) has two large chamfered beams and a restored arched fireplace with moulded surround; right-hand end (Wayside) has in gable wall a blocked round-headed window with saddle-bar in situ. (this end now covered by adjoining building).



Carved Fan (or scallop)  
Squirrel Cottage



6

Former farm house - now house. Probably earlier C17, partly re-built and enlarged in C18; altered. Coursed squared sandstone with quoins, stone slate roof. Gabled to road. Three units, the first (next to road) single depth, the others, double depth, breaking forwards. Two and a half and two storeys under one roof; doorway with plain surround next to left corner of C18 portion; left of this the earlier portion, set back, is of larger masonry up to first floor window head level (probably raised above this), and has a recessed chamfered 3-light mullioned window at first floor, and in the gable wall a similar window at the same level (lacking mullions); otherwise 3-light flat-faced flush mullion windows of C18 type-and a tall attic window in the gable. One ridge chimney, and at the rear of the first unit a large extruded chimney stack of segmental section, finished with a rectangular chimney with offset and moulded cap.

### Interior

Interior not accessible at time of survey but likely to contain features of interest in the earlier portion. Attached at the right-hand end, at right angles, a wing in matching style but probably a C20

conversion of former agricultural building, not included in the item.

South end of main (west) range contains remains of earlier timber-framed building, incorporated in rear wall, including at least one wall post with mortices and peg holes for former angle-bracing to former tie-beam, and to scarf jointed wall plate (which has peg holes indicating positions of former wall posts); also in this wall, a large rectangular fireplace with massive rectangular lintel, and a similar but smaller fireplace in the chamber above; lime-ash floor to former attic granary at this end; 3 lateral chamfered beams, including one in south gabled wall. with chamfer-stops, and stop-chamfered floor joists; at north end of east wall, a Tudor-arched doorway with broad stop-chamfered surround; and flight of stone steps around north-east corner leading to blocked doorway in north gable wall (all these now covered by later additions). North range, formerly detailed Cow House has integral half-sunk dairy on caring room, with former external doorway and windows now covered by later additions.



7 : The Manor House  
Former farmhouse - now house. C17, altered. Coursed-squared sandstone,

stone slate roof. Rectangular 2-unit plan. 2-storeys; single storey gabled porch offset left of centre, with outer doorway in left side, to left of this a double-chamfered mullioned window on each floor, 4 lights at ground floor and 2 lights above, but both lengthened downwards; to the right a similarly altered 2-light window, a 2-light fire window near the corner, and a modern 3-light window above. Gabled chimneys. Left gable (to road) with two small round-headed windows inserted at ground floor; right-hand gable has added conservatory. Rear has inter alia a small chamfered window at first floor, a similar blocked window to ground floor near the right-hand corner, probably formerly a fire window (this feature, formerly covered by added outshut but exposed when this was demolished for re-building at time of survey).

#### Interior

2 lateral beams with cyma-stopped small chamfer; in second unit a large Tudor-arched stone fireplace; vaulted cellar beneath conservatory outside right-hand gable wall.



8 : Telephone Kiosk

Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with

domed roof. Unperforated crowns to top panels and margin glazing to windows and door.



9 : Hawksworth Cottage

Former farmhouse - now house. C17, with some internal remains of earlier building; altered and enlarged in C20. Coursed squared sandstone with quoins, stone slate roof. 3-unit lobby-entry plan. One and a half depth (modern addition to rear not included in the item). 2-storeys; doorway at junction of first and second bays has ogee-shaped lintel but plain jambs; 2 restored 4-light mullioned windows on each floor, and single-light window above the door; third bay has C18 3-light window on each floor, with flat-faced flush mullions and plain surrounds; all windows have moulded sills. Ridge chimney in line with door, another chimney at right-hand gable. Left return wall has C17 recessed 4-light window with cavetto mullions, with ice-house to rear.

#### Interior

Remains of former timber-framed building, principally one wallpost with arch-bracing to a wall-plate which has large blocked mortices in the soffit (probably former rear wall) but now in plane of longitudinal

partition between principal rooms and outshut; back-to-back Tudor-arched stone fireplaces; chamfered beams carrying joists which have unusually deep chamfer.



10 : Cobblestones

House. Probably early C18. Coursed squared sandstone, stone slate roof. 2-unit plan, with lean-to addition at right-hand end (formerly smithy). 2 storeys; quoins at first floor of right-hand end and near the centre (suggesting alternate re-building); central doorway with plain jambs and lintel (modern pentice); two 3-light windows on each floor, those at ground floor with flat-faced flush mullions and those above with chamfered mullions all with plain stone surrounds. Gable chimneys. Lean-to addition at right-hand end altered, with inserted bow window.

### Interior

Altered, but contains king-post roof truss with longitudinal braces to the ridges, trenched overlapped purlins.



11 : Hawkslyn

Farmhouse - now house. Late C17, remodelled in C18, altered. Coursed squared

sandstone, roof of stone-coloured composition tiles. 2-unit plan with continuous rear outshut under catslide roof, added wing set back at left end. 2 storeys. Main range: 3 first floor windows: first floor drip mould; doorway offset to left of centre has plain lintel, windows have similar surrounds and mullions: at ground floor a large window each side of the door, perhaps formerly with mullions but now cross-window casements, and at right-hand end a single-light window; at first floor two 2 light windows and a similar single light at right-hand end. Single-bay window to left has similar windows. Chimneys on principal gables and gable of wing. Right-hand return wall has inter alia a former doorway altered as a window, and a very tall doorway to the outshut (said to be entrance for horses); rear of less interest, but has chimney on slope of roof at junction with outshut.

### Interior

Two C17 chamfered beams in left room, a similar beam in right-hand room with scarf joint suggesting former firehood bressumer; large king-post roof truss with v-struts, and many large taper-marks in the tie-beam; in outshut the lower part of a flight of stone steps which were formerly external access to rear upper rooms. History - said to have been coaching inn, the stables having been on the opposite side of the road.



12 : Sunnyside Farm House and attached barn

Farmhouse. Late C17 or early C18, altered. Coursed squared sandstone with quoins (south front and west gable pebble dashed), stone slate roof. Double-depth 2 bay plan. 2 storeys, almost symmetrical; rear to road has central doorway with chamfered lintel, and two windows on each floor, that to the right at ground floor double-chamfered but lacking mullions, the others vertical, rectangular with plain surrounds and those at first floor 4-pane sashes; gable chimneys, stone coping with kneelers to right-hand (west) gable. South front has inserted doorway in centre and 2 deeply recessed windows on each floor, with chamfered surrounds, all formerly mullioned with 4 lights at ground floor and 3 above, but all altered, that to the left at ground floor with 4-pane sash inserted in left-half but otherwise blocked, that to the right lacking first and third mullions, those above now tripartite sashes; and an inserted window at each end of the ground floor. Barn-set back at east end, 5 bays, L-plan, with prominent outshut to front of fourth and fifth, a chamfered doorway with Tudor-arch lintel (altered as window), above this an owl-hole with perching ledge;

similar doorway in re-entrant wall of outshut (similarly altered), chamfered doorway and inserted stable door in front wall of outshut. Rear has blocked segmental-headed wagon entrance.



13 : Springside Farmhouse and Springside Cottage

Farmhouse (subsequently two dwellings). C18; altered. Coursed squared sandstone with quoins, stone slate roof. Rectangular double-depth 2-bay plan. Two storeys and cellars; offset left of centre a C20 porch protecting two doorways, to the left a horizontal rectangular window probably formerly 3 lights with mullions but now a 4-pane sash, to the right a similar window now a 3-light casement; at first floor two 3-light windows with flat faced flush mullions, all these windows with plain surrounds; in centre of first floor an inserted single-light window. Gable chimneys. Rear has similar flushed mullion windows and doorway to cellars with plain surrounds.



14 : Storth House Farm

Farmhouse. Late C17, altered and enlarged in C18. Coursed squared sandstone

with quoins, stone slate roof. 2-unit central-lobby-entry plan, with parallel addition to rear making double depth. 2 storeys; symmetrical façade, with added single-storey gabled porch in the centre, the outer doorway Tudor - arched; former doorway near right-hand end indicated by vertical joints in masonry; two windows on each floor, all of two square lights with plain raised surrounds and central flat-faced mullions, altered glazing (nine-pane top hung casements); above porch, in centre of first floor, a blocked narrow window with similar surround; two-span roof, chimney stack on centre of front ridge, stone gable coping. Left return wall has a doorway at ground floor of the addition, and a window above.

#### Interior

Back-to-back fireplaces, that in the right-hand room with a chamfered opening approx. 2 ½ metres wide and 1 ½ metres high, a massive rectangular lintel, and former bread-oven between left jamb and front wall; That in the left room smaller but of similar design, with former salt cupboard to the left (door missing); in right-hand room a large chamfered beam forked at its outer end, and chamfered joists with run-out stops.



15 : Intake Side Farmhouse and attached barn

Farmhouse with attached barn. Early C18, altered, barn probably early C19. Coursed squared sandstone with quoins, stone slate roof. Rectangular single-depth plan. House, 3 units and 2 storeys, but with only two first-floor windows, has gabled single-storey porch at right-hand end (close to quoined junction with barn), garage doors at left end, and between these and porch two windows on each floor, all horizontal rectangular (probably formerly mullioned, but now casements), those next to the porch of two square lights each with rendered surrounds and flat-faced flush mullions, and those to the left tripartite at ground floor and single above. Ridge chimney between these windows. Stone gable copings with kneelers. Barn continued to right, 5 bays, has rectangular wagon entrance in centre with flat-arched head of splayed voussoirs; range of farm buildings attached at right-hand end not included. Rear has a 2-light mullioned window; gable wall of house has blocked 2-light window.



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