

Rural & Industrial Design & Building Association - Yorkshire Branch 2005 National Spring Conference

10th & 11th March 2005
Skipton Area

The Yorkshire branch is well on the way with the planning of what promises to be an interesting and enjoyable conference. It will be based at the comfortable Rendezvous Hotel, Skipton, with visits planned to see farms, businesses and conversions on two estates, Broughton Hall Estate on the afternoon of the 10th March and The Bolton Abbey Estate on the 11th March.

There may be minor alterations to the programme, but it is expected to be:

10th March 2005

The Pavilion, Broughton Hall for registration and buffet lunch
Introduction to Broughton Hall Business Park and Rural Solutions
Tour of Broughton Hall Business Park led by David Aynesworth
Farmyard conversion to rooms and Wine Cave at the Angel, Hetton
AGM at the Rendezvous Hotel, Skipton
Conference dinner. Speaker: John Henderson

11th March 2005

Introduction to Bolton Abbey Estate
Intake Farm, Embsay
Bolton Park Farm, Beamsley
Lunch at Cavendish Pavilion
Disperse or optional visit to Tithe Barn

Broughton Hall Estate

The Broughton Hall Estate extends to almost 3,000 acres together with a small village and Public House. The Hall is the private home of the Tempest family and is often used for film and T.V. dramas. Recent productions include Wuthering Heights, Tennant of Wildfell Hall, Dalziel and Pascoe and a number of television advertisements.

The long and colourful history of the Estate will be explained at the Conference. The main reason for the visit is to look at the highly successful Business Park and the setting up of Rural Solutions.

Broughton Hall Business Park

In 1981 the first offices were let in the Stable Block by Henry Tempest, who had recently taken over the Estate following the death of his brother Captain Stephen Tempest. The first tenant was a Norwegian company designing North Sea oil rigs and it is



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from this first letting which occupied only a small proportion of the Stable Block that the Business Park began.

Henry Tempest's son Roger took over the reins of the Estate in 1985 and further offices were created by extending into the historic Home Park buildings behind the Hall. At the same time offices were created within the village. It was clear that there was great potential for the development of the redundant Estate buildings as there was an increasing demand from companies for the tranquil location available at Broughton Hall.

By 1994 the Business Park was becoming generally recognised as one of the first of its type and the most successful. The redundant Water Mill Park buildings, including the water driven corn mill and its ancillary surrounding buildings, were converted. There has been a water mill on this site since the fourteenth century which fell out of use around 1900 when grain was no longer grown in the locality. Both the Home Park and the Water Mill Park won prestigious national awards for the conversion of buildings.

The first new buildings on the Estate for 100 years were built in 1999 creating offices, Griffin House, on what was originally an orchard. This brought the total floor area of offices up to approximately 100,000 square feet.

Planning consent was granted in 1999 for a new Pavilion designed by the famous architect Sir Michael Hopkins to be situated in the restored Walled Garden. The new building includes a catering facility, meeting and training rooms and a gym, further extending the facilities for those on the Estate. Our visit will start in the Pavilion.

There are now 40 companies in the Business Park employing 500 staff. Firms can use the State Ballroom in the hall for events. The management of the park are on-site, so are easy to contact, as are the in-house servicing and maintenance team. The units, all with the latest IT communications, are a draw for staff. For example, outside Griffin House is a stocked trout stream with pleasant area for staff to escape during the lunch break.

Broughton Hall Business Park has been such a success that Roger Tempest set up Rural Solutions which offers a full planning, design and build service to other landowners who wish to develop their properties.

Farmyard conversion at the Angel, Hetton

The Angel, a dales pub turned restaurant, has long featured in most restaurant guides. It features a pub brassiere, serving top notch lunches and dinners, and a comfortable dining room. It was founded by Denis Watkins and John Topham. Denis recently died but his wife, Juliet, was already a partner and is determined to continue it as a first class establishment. Fish and local produce are always featured and meat from Steven Crabtree (to be visited on the second day) is now on the menu. There were no letting bedrooms at the Angel, but the opportunity arose to develop the traditional dales farmyard, just across the road from the pub. It has been restored and adapted to provide 5 letting units - studios and suites.

The Wine Cave is run by Denis Watkins' son, Pascal, and was established in 1997 to import wines from small French producers. The wine was at first sold across the bar, but the business is now housed in the converted farmyard.

The Rendezvous Hotel will be the location for the RIDBA Annual General Meeting.

The Conference Dinner featuring local fare will be at 8.0pm. After dinner we will be addressed by John Henderson a well known local landowner, farmer, Council Member of the Yorkshire Agricultural Society and Director of the Skipton Building Society. Like many other farmers in the area his herd was slaughtered during the 2001 Foot and Mouth epidemic.



Bolton Abbey Estate

The second day will be spent on the Bolton Abbey Estate. After an introduction to the Estate there will be visits to two livestock farms. After lunch at the Cavendish Pavilion, for those who do not have to rush away, there will be an optional visit to the Tithe Barn.

The Estate is owned by the Trustees of the Chatsworth Settlement, a discretionary trust set up by the 11th Duke of Devonshire. The Duke and Duchess live on the Estate and take a personal interest in its management, which is administered by a resident Land Agent (RIDBA member Benedict Heyes), supported by an Assistant Agent and Heads of Department - Accountant, Clerk of Works, Forestry, Game, Maintenance, Retail Operations and Visitor.

The Estate lies at the southern entrance to the Yorkshire Dales National Park and contains five Sites of Special Scientific Interest. The lands were accumulated and farmed by the Priors of Bolton Priory commencing in the 12th century and its survival as an Estate since the dissolution of the monasteries in 1539 is due probably to having been retained in the ownership of one family and maintained by its heirs who succeeded.

Today, the Estate is run as a traditional country estate with important grouse moors extending 14,000 acres over which an open access arrangement was reached with the former West Riding County Council in 1968. There are also some 80 miles of footpaths, mostly public rights of way. Of the remaining area, there are 14,000 acres of let farms, mostly of smaller size 40 to 100 acres, and some 6 farms of 400 to 600 acres. The balance of the Estate's 2,000 acres is mostly woodland but includes a few acres of in-hand public access areas which feature car parks, public toilets and gift shops.

The greater part of the Estate has been designated as heritage property under section 76 and 77 Finance Act 1976 and as such



exempted from Capital Transfer Tax. As a condition of this exemption the Trustees undertook to prepare a Landscape Conservation and Recreation Plan for the Estate in consultation with the Yorkshire Dales National Park. The objectives of the management contained in this Plan are reviewed annually by the National Park.

Footpaths were constructed in the Wharfe valley in the early nineteenth century and the public admitted to these and the riverside, since when it has become a popular place for visitors. When the railway arrived at Bolton Abbey at the end of the nineteenth century thousands of people visited the Estate from towns in the West Riding of Yorkshire and Lancashire. On an August Bank Holiday in the 1890's the railway brought 40,000 people to Bolton Abbey. Ten years after the railway arrived, the Cavendish Pavilion was built to serve tea and cakes to the many visitors who arrived by train. Recently enlarged, the Pavilion continues to serve meals and refreshments to the people who visit Bolton Abbey, including our party.

Intake Farm, Emsay

The Wallbank family have farmed on this tenanted holding on the western edge of the Bolton Abbey Estate since 1957.

Michael, supported by his wife Hazel, is now the tenant on a farm which has seen many changes, including the 2001 Foot and Mouth outbreak. Their stock was slaughtered when the disease was confirmed. An old stone barn was demolished when it was, after lengthy debate, decided that it could not be disinfected. The planners at the Yorkshire Dales National Park wanted it to be rebuilt stone by stone, but sense prevailed and a new building was allowed. The whole story was documented by Hazel Wallbank and her photographs will be on display. Michael and Hazel will also try to explain what a traumatic time it was for the family, and how their business was reborn.

The farm now comprises 250 acres all grass and tenanted from the Estate. An additional 32 acres are owned and 37 acres rented separately. 45 acres maize and 30 acres wheat are also grown on contract away from the farm.

The herd consists of 300 pedigree Friesian cows and 210 followers. The herd average is 10,000 litres. The cows are milked 3 times a day.

Apart from Michael and Hazel there are one full-time and five part-time staff.

When Michael's father took the tenancy in 1957 there was a herd of 100 housed in cowsheds, boxes and an outbarn.

The first herringbone milking parlour in the area, a 4:8 Fullwood was installed in 1966. This has been updated and extended at regular intervals.

Buildings were also erected regularly, starting with a 3 bay Crendon hay barn and loose yard. Another 2 bays and lean to



Cubicles



Overhead view of buildings, new Wareing building on right

were added in 1966, when the first cubicles were fitted. Other developments included a 4 bay Wareing building with lean to (1970), extra cubicles and outside feed area together with the slurry store (1975), the first part of the silo (1976), slatted cubicles for young stock (1979), roofing of feed area (1981) and extended silo (1985).

By this time three brothers were in the business and three other farms had been bought. Michael took sole control of Intake Farm 1992, when the calving pen building was added. The outside silo was roofed in 1996. The following year the calving pen building was extended and the slatted building joined to the others. The cubicles were also updated.

Foot and Mouth disease was confirmed in June 2001. The Wareing building was erected by Wharfedale Farm Profiles and now forms the cubicle house nearest the parlour. It replaced the demolished stone barn. The farm was restocked in June 2002. There are now 5115 m²

(55,000 sq ft) of covered area.

The original 4:8 Fullwood herringbone has been extended five times (5:10, then 10:10, then 16:16, then 20:20 and finally 30:30 in 2002). Fullwood equipment has been used throughout, but the shells and liners are now Boumatic.

In many ways the building work described above is a reflection of how dairy farmers in the dales have reacted to the constantly changing demands. Many have ceased milking, a trend accelerated by the Foot and Mouth outbreak, but Michael and Hazel have survived and expanded. It's a story worth hearing first hand on the day just as the buildings are worth seeing.

Bolton Park Farm, Beamsley

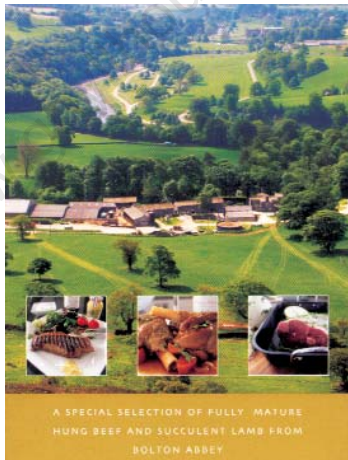
This is another family farm on the Bolton Abbey Estate. Steven Crabtree is the third generation at the farm. His grandfather moved there in 1957 and Steven took over the tenancy in 1996. The farm is 660 acres, much of it rough grazing. 480 acres are also farmed away from the estate.

The beef herd comprises 500 (200 sucklers and followers taken to beef). The cows are mainly Limousin cross and are mated to

either a Limousin or Belgian Blue bull. The sheep flock comprises 1,200 ewes and followers, totalling about 3,000.

Labour is husband and wife plus two full time staff and a part-time man.

The old stone buildings are all listed. Most are still used including one which has been converted to house bulls. A feature worth noting is the stone columns taken from Bolton Priory when the buildings were erected.



A SPECIAL SELECTION OF FULLY MATURE HUNG BEEF AND SUCCULENT LAMB FROM BOLTON ABBEY



Newest building - calf creep and feed passage

The construction of what is now an impressive set of modern buildings started in 1977 with timber kennels, still used but now with automatic scrapers.

A timber building with cubicles was erected in 1979. The cubicles were replaced with cantilever ones in 2002.

A sheep shed, now used for young stock out of the lambing season, was erected in 1994.

A new galvanised steel framed building was erected by R E Buildings in 2002 to fill the gap between the above two buildings. This has a split level roof with Farmscape sheets and cantilever cubicles.

The slurry store was erected in 1991 when the old muck midden was covered to provide calving pens. These have closed circuit TV to aid management.

An earth banked silo was constructed in 2002, allowing the old silo to become a muck heap.

The latest development was a small steel framed building used as a calf creep and feed passage.

The Estate have been encouraging and supporting the many tenants who have started diversification enterprises. Steven and his wife Ann have recently set up Bolton Abbey Foods in order to sell their beef and lamb and the Duke has added his public endorsement to the project. Local restaurants are supplied. The new Estate shop (The Pantry) is selling the meat and space has been taken at some local Farmers' Markets. Leaflets have been professionally produced to sell the meat in convenient boxes, vacuum packed and delivered to the customer's door. Some of the Yorkshire Branch Committee have already sampled the lamb and can recommend it to members.

This is another fascinating family story well worth hearing first hand. Like many similar farmers, Steven is now considering how to react to the new Single Payment Scheme. Does he continue as before or reduce stock numbers so cutting labour requirements? He will no doubt explain during the visit.

The Conference will end after lunch at the Cavendish Pavilion, but for those who wish to stay there will be a chance to see the Tithe Barn. This is situated in a working timber yard and is not open to the public. It dates from the early 1600's. Leslie Gore, the Estate's Clerk of Works, is a building enthusiast and has an ambition to carry out some serious research on the building.

There are of course many other things to see on the Estate.



New R.E. building



Old barn with columns from Priory

Those who are not rushing away or wish to return can linger in the ruined 12th Century Priory and visit the Priory Church of St Mary & St Cuthbert which is still used as a parish church. Other interesting features in the village are the Post Office and Village Shop (only 7 years old), the new Pantry Shop and the recently extended Estate Office. Just up the road past the Estate Office is a new Open Farm which is due to start business by Easter 2005. Another full day could also be spent walking the many paths on the Estate.

I am sure you will agree that the Yorkshire Branch have organised a fabulous Conference for next year. They have arranged for the Conference to be on a Thursday and Friday so any one who wants, can stay on to explore this very interesting area in more depth. The Branch would be happy to supply you with information about other places to stay apart from the Rendezvous Hotel. There are a wealth of hotels, guest houses and farmhouse B&Bs in the area. I hope to see you there.



Reader Enq. 001



Reader Enq. 004



Reader Enq. 003

