



Bingley

CONSERVATION AREA ASSESSMENT

March 2004

Content

| | |
|--|------------|
| Acknowledgements..... | 2 |
| 1. Introduction | 3 |
| 1.1. What does conservation area designation mean? | 3 |
| 1.2. What is the purpose of conservation area assessments? | 3 |
| 1.3. Bingley Conservation Area | 4 |
| 2. Location and Population | 5 |
| 3. Origin and Historic Development | 7 |
| 4. Topography and Setting | 13 |
| 5. Traditional Building Materials | 17 |
| 6. Architectural and Historic Qualities of the Buildings | 19 |
| 6.1 Architectural and Historic Qualities of the Buildings in Character Zone 1 | 20 |
| 6.2 Architectural and Historic Qualities of the Buildings in Character Zone 2 | 24 |
| 6.3 Architectural and Historic Qualities of the Buildings in Character Zone 3 | 28 |
| 7. Open spaces and Natural Elements | 31 |
| 7.1 Open Spaces of Character Zone 1 | 32 |
| 7.2 Open Spaces of Character Zone 2 | 33 |
| 7.3 Open Spaces of Character Zone 3 | 34 |
| 8. Permeability and Streetscape | 35 |
| 8.1 Permeability and Streetscape in Character Zone 1 | 35 |
| 8.2 Permeability and Streetscape in Character Zone 2 | 36 |
| 8.3 Permeability and Streetscape in Character Zone 3 | 37 |
| 9. Activity | 39 |
| 9.1 Activity in Character Zone 1 | 39 |
| 9.2 Activity in Character Zone 2 | 40 |
| 9.3 Activity in Character Zone 3 | 40 |
| 10. Conclusion: Character Specification and Guidance | 41 |
| 11. Proposals | 47 |
| 11.1 Conservation Area Boundary | 47 |
| 11.2 Enhancement Proposals | 47 |
| Appendix 1: Map of Bingley Conservation Area | 49 |
| Appendix 2: List Descriptions of the Listed Buildings in Bingley Conservation Area ... | 51 |
| Appendix 3: Legislation and Council Policies Relating to Conservation Areas | 55 |
| Contacts..... | Back Cover |

Acknowledgements

We would like to thank:

West Yorkshire Archaeology Service (WYAS) for providing historical and architectural information on Bingley.

Bingley Civic Trust for their contribution to the assessment of the extension to the conservation area.

Everyone who participated in the consultation by either attending the workshop held on 6th February 2003 at Bingley Arts Centre or sending in their comments and suggestions by post, telephone or e-mail. This feedback has underpinned the re-drafting of the Bingley Conservation Area Assessment document.

1. Introduction

1.1 What does Conservation Area Designation Mean?

A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

1.2 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Bingley Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

- Clearly define and record the special interest of all of the district's conservation areas, to ensure that there is a full understanding of what is worthy of preservation;
- Reassess current boundaries, to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of each conservation area and put forward proposals for their enhancement.

This document will provide a framework for the controlled and positive management of change in Bingley Conservation Area and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

A draft Conservation Area Assessment was placed on deposit for consultation in January 2003 and a summary of this document, map of the proposed boundary, comments sheet and invitation to a public workshop was distributed to all addresses within and local to the Conservation Area. This final Conservation Area Assessment document has been compiled following the public workshop held on the 6th February 2002 at Bingley Arts Centre. Policies and proposals have been redrafted and prioritised in light of public opinion and support. The proposed conservation area boundary put forward in the draft document has also been reassessed in order to properly consider changes suggested by the public.

The assessment should be read in conjunction with the *Bradford Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to conservation areas.

1.3 Bingley Conservation Area



Main Street: The conservation area has been extended to include Victorian commercial and civic development such as this.

Bingley Conservation Area was originally designated in June 1973. It currently covers the oldest surviving part of the town, incorporating the parish church and the remains of the early highway (now Old Main Street). It has a distinct small town rural feel, which is emphasised by the small-scale

cottages that line the road, the centrality of the church, the proximity of the River Aire and the greenness of the rising woodland beyond. The conservation area has been extended to the north and south to include more of the Victorian and Edwardian commercial, civic and retail buildings lining Main Street.

Bingley Conservation Area is presently one of two conservation areas within the town, the other relating to the Leeds-Liverpool Canal. This waterway played a significant role in the industrial development of the region during the late eighteenth and early nineteenth century and is of discernable historical interest; its entire length through the district is consequently designated as a conservation area. In Bingley the boundary of this conservation area is formed by the eastern extent of the railway and widens out to include much of the industrial development of the town to the east of the canal. Viewed together the two conservation areas of the town provide a fuller picture of its development.

2. Location and Population

The old market town of Bingley is situated in a picturesque setting in the Aire Valley, about six miles northwest of Bradford and twelve miles northwest of Leeds. It is situated on the major route that joins Bradford to Keighley and Skipton. The topography of the area has forced the canal, railway and road to pass within the vicinity of the town and consequently it is an important centre of communications. At the time of the 2001 census the population of Bingley Ward (which covers the town and Harden) stood at 13,675 and that of the Bingley Conservation Area stood at 270. The conservation area has a relatively old population, in comparison to the district as a whole, with 22.4% being past retirement age in 2001, compared with the district average of 15.4%. At the same time

16.1% of the conservation area's population was under 16 years of age, compared with 23.4% of the district as a whole. This population structure generally mirrors that of Bingley Ward as a whole. Compared to the Bradford District and Bingley Ward figures, Bingley Conservation Area is relatively affluent with comparable levels of car ownership, and higher levels of home ownership, economic activity and employment. The area is predominantly white (95.5%) with people of mixed race (1.9%) and Bangladeshi (1.1%) representing the next largest groups. While less diverse than Bradford as a whole, the ethnic make up of Bingley conservation area is more diverse than Bingley Ward as a whole.



Location Map: The town of Bingley is situated on the busy main route that joins Bradford to Keighley and Skipton

3. Origin and Historic Development

Summary of Historical Interest

The historic significance of the area can be judged by the extent of the survival of elements that testify to the past ways of life in the town, such as the street pattern, built form, archaeological remains and detail. If the area has associations with an historical figure or event, or has traditionally been of local importance, as a meeting place or cross roads, its historic interest can be considered to be greater. The quality of what has survived naturally has a bearing on its level of interest.

The following summarise the factors that make the area covered by Bingley Conservation Area of historical interest:

- Some archaeological artefacts have been found in the confines of Bingley, which help to create a picture the ancient settlement. There are however no scheduled monuments in the area. The riverside location and the existence of river crossings, settlement and industrial activity suggests that the area may offer some general archaeological interest, but most of its interest is in its form and standing structures.*
- Historically Bingley has been an important settlement in its local context. It became a meeting place, on account of the fact that it had its own church and was granted a market charter in 1212. At one time it was more prosperous than both Bradford and Leeds. It became a centre of communications, as a major coaching route, and on account of its proximity to the Leeds to Liverpool Canal and later the railway.*
- Although Bingley has undergone much alteration since the early twentieth century, the structure of the conservation area has changed very little. Its current structure therefore testifies to the town's early street*

pattern and retains elements that relate to various stages of its historical development, which together tell the story of the evolution of this small agricultural, market settlement into a prosperous industrial town.

- The area around Bingley Parish Church is the most ancient surviving part of this historic settlement, encompassing an element of one of the earliest thoroughfares through the region and Bingley's oldest buildings. The completeness of this pre-industrial form is rare and therefore special in a region that underwent a period of mass redevelopment in the course of the nineteenth century.*
- The area of Victorian redevelopment and growth stands as evidence of a significant age in Bingley's development and testifies to the technical, economic, social and religious changes of the day.*

Known as the Throstle's Nest of Old England, the settlement of Bingley has an extensive history and evidence of various stages of its development can be found within the confines of the conservation area. Its setting on the banks of the River Aire at the junction of two wooded valleys where the river could easily be crossed made it an ideal location for habitation. Although there are no records of when the settlement first came into existence, it has been suggested (Appleby) that it has Celtic origins: Druid's Alter, the name given to a sheer rock that overlooks the valley, suggests Celtic connections, in addition, a number of springs and wells with Celtic echoes and some carved heads have been discovered in the town. The name itself, however, is thought to be of Anglo-Saxon origin and Firth (1984) states that a well-established Anglo-Saxon community occupied the area by the seventh century. Bingleleai is the old English name for the settlement and is thought to derive from the two elements Bynna and leah,

Bynna being a family name and leah meaning a clearing in a wood – therefore the clearing of Bynna’s folk. There is very little evidence of this early settlement, although it is believed that a Saxon church existed before 700 AD, probably close to the site of the present All Saint’s Church. The rune stone found in the area could be Saxon and has been cited as evidence of the early occupation of the site, however the consensus of modern scholarship gives it a post-Conquest date, ascribing it to the eleventh century. The Domesday Book (1086) is the earliest written record of the settlement, at which time the Lordship of Bingley included Baildon, Cottingley, Eldwick, Harden, Morley and Micklethwaite, belonged to Gospatric, son of Arnkehill, and was an area of wood and pasture.

Bingley has long been an important settlement of the region:

“Bingley ‘town’ has, from the earliest times of which we have any record, been the centre and meeting-place of a number of ‘villages’ scattered round it on the hillsides – a market centre for more than seven centuries, a religious meeting-place and in some degree a focus of government even longer” (Dodd 1985, p.1).

The settlement has had its own church for centuries, which distinguished it from surrounding communities. Although the Domesday Book does not record a church in Bingley, it has been reasoned that often they were not recorded if they were deemed to be of no value and some evidence has been put forward for its existence. Following the Conquest (1066) the settlement was granted to Erneis de Burun, who was later succeeded by Ralph Pagnall and his descendents. William Pagnall was responsible for the foundation of an Augustinian priory at Drax, near Selby, and the construction of a church in Bingley between 1120 and 1140. As the only church in the area people came to Bingley to worship. Its status as a meeting place was compounded when Maurice de Gaunt, the then Lord of the Manor, obtained a charter from King John in 1212 to hold a weekly Sunday market in the settlement. This is likely to have originally been held in the churchyard, as was customary elsewhere, prior to its site on Main Street; the Ordnance Survey map of 1852 testifies to where it stood. The granting of the market charter raised Bingley’s status to a market town or borough and is likely to have played a significant role in its subsequent development. The market cross, or Butter Cross, that is now situated in Jubilee Gardens, along with the later Market Hall and stocks, is thought to date from this time.

These remnants of a bygone age of the town are all Grade II Listed Buildings that prior to their relocation to the Prince of Wales Park in 1888 and their subsequent move to their present position in 1984, were prominent elements of Main Street. They are currently situated just outside the realms of the conservation area, as although they are clearly significant buildings, which is recognised by their listed status, in their current position they are divorced from the core of the settlement and no longer form part of the character of the area. The Market Hall was constructed following the second market charter of the settlement, which was obtained in 1693. The exact date of its construction is not known, but it is reasoned that it must have been sometime between this date and 1753, when it is recorded to have been extended by two bays.



Butter Cross, Stocks and Market Hall (Grade II) – remnants of a bygone age

The comparative wealth and influence of Bingley in the Medieval period can be deduced from the poll tax returns of 1379, which show that the tax paid by Bingley at that time far exceeded that paid by the inhabitants of Bradford and Leeds. It is clear that at that time the settlement was then more important to the area than the neighbouring Bradford. Much of this wealth has been attributed to a thriving cottage woollen industry, as like many settlements of the region, Bingley has an extensive history of this form of manufacture. Dodd (1985)



Jeffery's map of the region 1775

states that there is mention of a Webster in the settlement as early as 1346, dyers in 1330, 1378 and 1428 and a “walker” or “fuller” in 1454. Also in support of this assertion, manorial holdings in Bingley in the thirteenth and fourteenth centuries included a common oven, a ‘water mill’ (corn mill) and a fulling mill. The ancient corn mill was situated on Millgate (accounting for the name of the street) on the east bank of the river adjacent to Ireland Bridge, where the modern River Walk residential development is now situated. A mill building stood on this site until relatively recently and a mill goit that channelled water from the river to power it ran to the south, the line of which is now covered by the car park of the new development. There is uncertainty as to when spinning and weaving evolved from being an activity undertaken simply for domestic purposes to a commercial activity, nevertheless over the centuries this was to play an important part in the development of the place. The basis of life in the town throughout the Middle Ages however remained agricultural.

The oldest surviving feature of modern Bingley is its street pattern, which comprises essentially Millgate, Main Street and Old Main Street. According to Speight (1898), the oldest thoroughfare of the area is that which runs through Cottingley and along Beckfoot Lane, through Belbank Wood, parallel to the present road. This entered the settlement by the depression in the wood that led down to the ancient crossing point of the river prior to it being bridged. When the water is low it is still possible to see the stones that were used to cross the river, which are thought to have been there for eight, nine or even ten centuries. These brought pedestrians across the river to the bottom of Ferrand Lane, then up to Main Street.

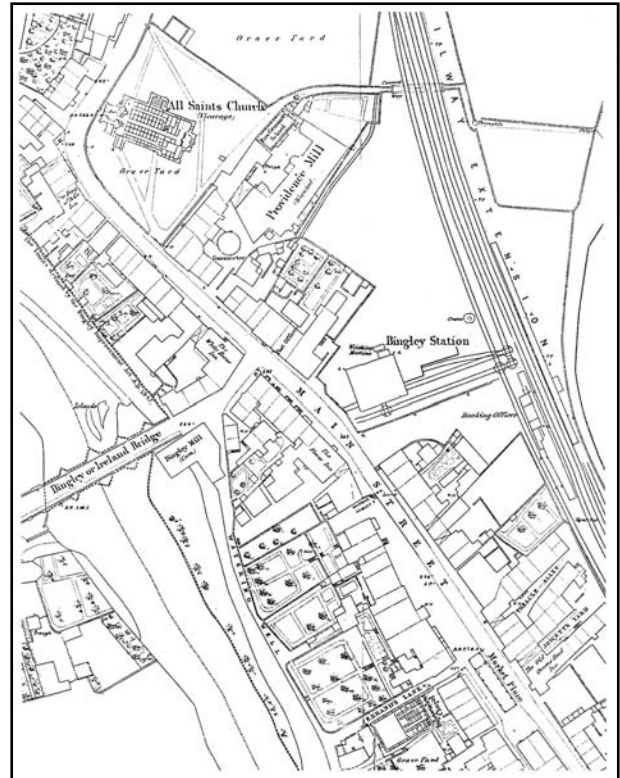
The Parish Church was rebuilt at the turn of the fifteenth / sixteenth century, which was the beginning of a period of growth and redevelopment of the town. Saxton’s map of 1592 (featured in Dodd 1985) illustrates that by the end of the sixteenth century the settlement had a distinct linear form, with buildings lining both sides of Bingley’s single street. The church would have been the most important structure in the village at this date and stood in a prominent position at a slight distance from the rest of the built form. Another important structure of the era was ‘New Hall’, illustrated as being situated opposite the church on the map, close to the site of what is now the old schoolmaster’s house. A track led out to the east just south of the church, which is thought to be the route of Treacle Cock Alley. The historian H. Speight writing in 1889 suggests that the alley was part of an old road that led to the

original crossing point of the Aire, prior to the construction of a bridge. As well as the textile industry, the settlement also became a centre of lime burning, the first record of which dates to the early seventeenth century. Apparently old kilns have been unearthed during building operations and in the excavation of Myrtle Pasture. It is clear from Jeffery’s 1775 map and John Ferrand’s estate map of 1762 (featured in Dodd 1985) that Bingley had by the late eighteenth century taken on a shape that is recognisable today. By this time the settlement had extended eastwards to what is now Park Road and Chapel Lane, but building continued to focus on the main street, lining both sides of the road and up around the bend in what is now Old Main Street, in a similar way as it does today. Chapel Lane was named after the Olive Heywood Independent Chapel of 1695. The route of Millgate leading out over Ireland Bridge is also recorded on the map. There is evidence that a timber bridge was constructed to span the Aire in the middle ages, however in 1686 magistrates at a Quarter session decided to advance money for the construction of a new stone bridge which was built and widened a century later.

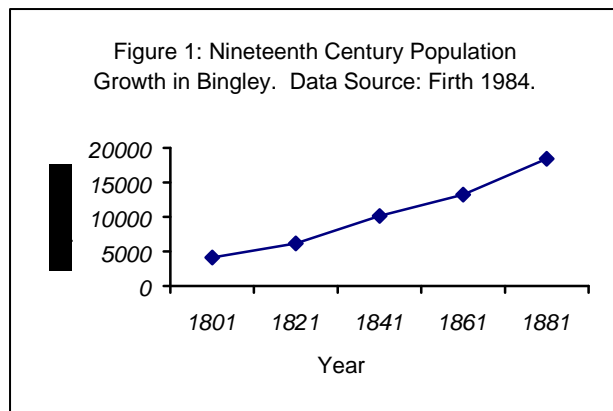
The rate of growth of the town slowed between the mid-seventeenth and mid-eighteenth century, but picked up again in the latter half of the eighteenth century, prompted by the construction of the Leeds to Liverpool Canal in 1773. The canal connected Bingley to a network of inland waterways, facilitating the transportation of goods and supplies in and out of the town, which had a discernible impact on the settlement’s fortunes. Bingley was also situated on a major coaching route, with coaches departing to Leeds, Bradford and Kendal from the town’s three inns and was evidently quite a hub of communication networks. The trade in lime and coal between Bradford and Skipton was an important element of the economy of Airedale at this time and seemingly formed a part of the discussions on the construction of the canal. However, the textile industry continued to dominate Bingley. By the late eighteenth century cotton manufacture was the staple industry of the town, but was replaced by worsted in the early nineteenth century. The new ease of transport combined with the technological advancement of the age spurred a change in the means of manufacture: the cottage based industry, which had to this point complemented the agricultural nature of the place, evolved into an increasingly efficient factory based concern and the first water powered spinning mills were established in the 1790s. Similar processes were occurring in many towns throughout the country as a result of the advances of the Industrial Revolution, and Bingley

is therefore essentially a microcosm reflecting a wider trend. The emergence of the steam power as an alternative to water meant that the mills no longer had to be located close to a water source and further spurred development in the town. Providence Mill, which was situated immediately to the south of the Parish Church, was the first steam-powered mill to be constructed in Bingley, but burnt down in 1872. Airedale Mills once stood on Airedale Street on the east bank of the River Aire. The remains of this building still occupy the site, the walls of which have been incorporated into a public green space adjacent to the river. The structure stands as evidence of the past use of this area of Bingley, consequently it is deemed to warrant inclusion in the designation.

People were attracted to the town to find employment in the new mills and this period of urbanisation, which again is reflective of a countrywide trend, saw the population of the town rise considerably, as is illustrated in *Figure 1*. The population of Bingley doubled in the first thirty years of the nineteenth century and again in the next forty years. This increase necessitated some new build, which was mostly in the form of back-to-back housing. However, until the mid nineteenth century the essential form of the place remained as it had been for centuries and focused around the Main Street and the area that is now covered by Bingley Conservation Area. It was the second half of the century that saw the first major change in the shape of the settlement, as development occurred on the east side of the canal. The sudden influx of people led to squalid conditions in the town and the spread of disease. As a result, the Bingley Improvement Act was passed in 1847, which set up a board of forty-one Commissioners to deal with the town's problems. This group occasioned great changes in Bingley and were essentially the germ of Bingley Urban District Council that was formed in 1894 following the passing of the Local Government Act.



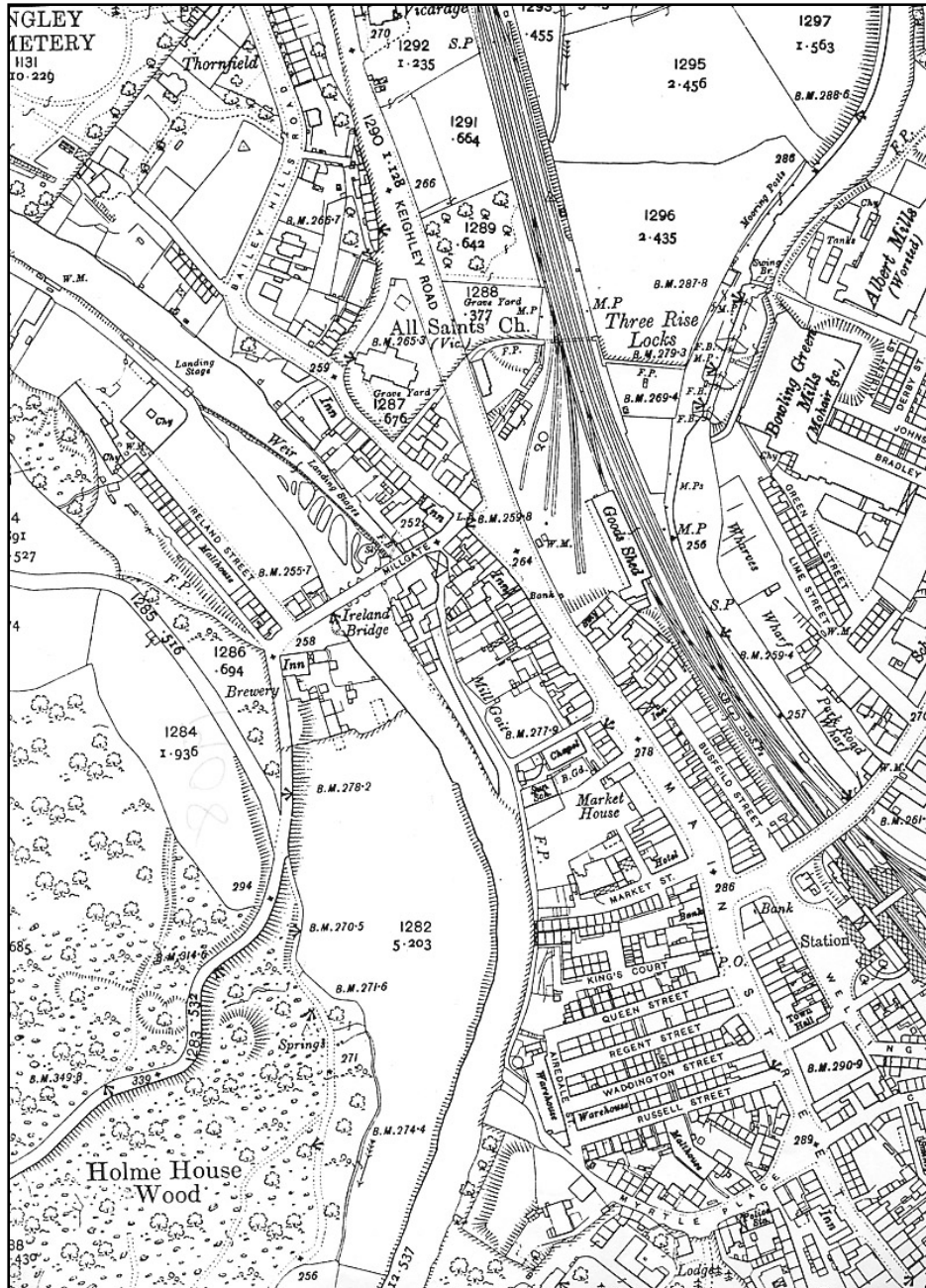
1852 Ordnance Survey Map – the shape of the market town had changed very little for centuries. This map shows, among other things, the position of the corn mill, the market hall, and Bingley Station at that time.



1847 was a pivotal year in the history of the town. The opening of the railway through Bingley in this year provided a new method of transporting goods and people and compounded Bingley's identity as a centre of communications. It also prompted the town's late nineteenth century growth and its increasing prosperity. The first Bingley station was situated in Dean's yard, close the present station on the corner of Park Road, however it was later moved to stock yard and finally to its current position on Wellington Street in 1892. Much of the new development of this era was accommodated outside the central area of the town, however Main Street also took on a new aspect. The Improvement Commission was responsible for implementing a number of changes in the area, including levelling Elm Tree Hill that once rose sharply above Main Street directly opposite Park Road, as well as the demolition of buildings, paving and widening of Main Street itself in 1872. It purchased the manorial rights to the land and various plots along Main Street in 1882. New buildings of the age include the Mechanics Institute (1864), Co-operative buildings (1887/1888), the Midland Hotel (1892) and the Post Office Building (1913), all of which are still prominent features of the street. Bailey Hills Road was laid out in 1879 and the lots sold at a public auction in May of that

year. The road climbs up to Bingley Cemetery that was also opened in 1879. The last major change to the structure of this part of Bingley came in 1904 when Keighley Road was cut through the church graveyard, forming a straight route through the town. In 1914 electric trams were introduced that ran the length of Keighley Road and Main Street, these were later discarded, but the route remained a major vehicular thoroughfare through there region.

Since the beginning of the twentieth century the area has undergone much alteration, but the essential form of the area covered by the conservation area has remained very much unchanged. The major alteration has been around Busfield Street, where many of the building and alleys have been destroyed. In addition, to the south the aspect of the area has changed greatly. The destruction of much of the back-to-back housing of the area has made way for Jubilee Gardens.



1908 Ordnance Survey map of Bingley – the area covered by the conservation area designation has altered little in form since this time

4. Topography and Setting

Summary of Topography and Setting

The unique location of Bingley Conservation Area contributes greatly to its form and character. The most significant features of this include:

- *Its situation on the banks of the River Aire, which gives it a pleasant rural feel, specifically in the north.*
 - *The fact that it is surrounded by rising moorland, often covered by dense woodland. This emphasises its rural connections, allows the settlement to be seen in its wider regional context and thus contributes to the sense of place, as well as giving the settlement a rather secluded feel.*
- *The gradients of the roads within the conservation area greatly impact views and vistas: the gentle slope of Main Street down to the church and the elevated ground around Bailey Hills Road and the cemetery.*
 - *The visual connections of Bingley Conservation Area with the industrial sector of the town covered by the Leeds – Liverpool Canal Conservation Area Designation allow a fuller appreciation of the town.*
 - *Views in and out of the conservation area, specifically along Millgate and Ireland Bridge, Park Road and Wellington Road, are important to the image of the place.*



View into Bingley Conservation Area – the River Aire played an important role in the development of Bingley and continues to make a significant contribution to the character of the place



View out of the town via Millgate over Ireland Bridge – the rising woodland beyond creates a strong sense of enclosure within this part of the conservation area and compounds its rural dimension.

The town of Bingley is situated in the attractive valley of the River Aire and rising moorland surrounds it on all sides. The conservation area itself covers the town centre, which is situated on a ridge between the river and the Leeds to Liverpool Canal. Water is consequently an important element of its form; its glistening, reflective qualities, its smell and the ripple as it runs over the stones is fundamental to the image of the place, particularly close to the weir and All Saint's Church. Small setted lanes on the west of Main Street lead down a gentle slope to the greenery of the banks of the river, enabling a connection between it and the centre of the town to be maintained. Ferrand's Lane is especially



Ferrand's Lane – the setted street leads down to the greenery of the river

significant in this respect; the grand buildings that flank the narrow lane stand in stark contrast to the greenery and openness of the river that can be glimpsed at the end of the street. The presence of the river contributes greatly to the countryside feel of this part of the conservation area. One of the most spectacular views of the

relationship between the river and the town greets people as they enter the settlement over Ireland Bridge (see photograph on previous page). From this perspective the weir of the river gushes in front of the sandstone buildings of the north of the town, over which the tower of All Saint's Church rises dominantly.

Dense woodland covers the rising embankment to the west of the river. It forms the backdrop to the entire west of Main Street and effectively limits any extensive views into and out of the settlement in this direction, creating a sense of seclusion. However, it is to the north, in what has been identified as 'old town Bingley', where it is most visible. This visual connection is particularly important to the character of this area and compounds its rural dimension. The view out of Bingley along Millgate is particularly atmospheric: the narrow winding street, flanked by small scale vernacular structures leads out over Ireland Bridge to the group of buildings on the other side of the river and up into the woodland, quickly distancing itself from the settlement. Along Main Street the height of the buildings generally obstructs views beyond the immediate vicinity, giving this area a much more urban feel. Nevertheless the gentle gradient of Main Street as it descends towards the

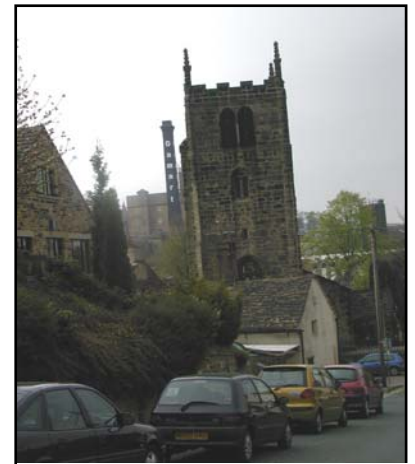


View northwards along Main Street - the gentle gradient of the land allows views of the rising moorland beyond the settlement. This sets Bingley in its wider regional context and contributes greatly to the sense of place.

church allows views of the rising moorland to the north of the settlement. This sets the town in its wider regional context and contributes greatly to its sense of place.

The area to the east of the conservation area is a stark contrast to the countryside feel of the west. The railway and canal run immediately adjacent to the boundary of the conservation area and on the gently rising land beyond is the industrial heart of the settlement. Dense woodland is nevertheless evident on the higher ground. The mills and factories of this area, which are protected by the Leeds – Liverpool Canal Conservation Area designation, form an important part of the setting of Bingley Conservation Area. The visual link between the two complementary conservation areas of the town is fundamental to a thorough understanding of the place. This connection is most evident within Bingley Conservation Area when looking out along Park Road, across the bridge, and eastward from Wellington Road across the railway ravine. The industrial area is dominated by large sandstone structures that harmonise in age, style and colour with the Victorian buildings

of the southern area of the conservation area and consequently provide some visual continuation. However it is the tall chimneys that dominate the skyline along the canal that are the most evident part of the structures and can be often glimpsed from the centre of the town.



The church tower and the chimney of the Damart factory are landmark structures that together allow a fuller understanding of the town.

The land rises quite steeply to the far north up Bailey Hills Road away from the Parish Church and up to the cemetery. This opens up impressive perspectives of the rooftops of the town, including both conservation areas and beyond. These views clearly show the irregularity of the roofline of the settlement, in height and orientation, which is an important part of its character. An intricacy of form is created that is enhanced by the stone chimneystacks that rise above the buildings in varying heights and styles. The monolithic form of the large 1970s structure that was built as the headquarters for the Bradford



View eastward from Bingley Conservation Area to the industrial area that is covered by the Leeds – Liverpool Canal Conservation Area. The visual connection between the two is fundamental to an understanding of the settlement.

and Bingley Building Society and sits just outside of the conservation area is completely divergent from the grain of the conservation area and detracts from the skyline. From this elevated position, however, the juxtaposition of the tower of All Saint's Church and the chimney of the Damart factory is particularly striking. These two landmark structures pertain to two very different eras in Bingley's history and viewed together emphasise the degree of change the town saw in the course of the nineteenth century. The steepness of the hill around Bailey Hills Road and the cemetery also means that the buildings situated at the top of the hill are highly visible and consequently form an important part of the image of this end of Bingley, standing above the buildings of Old Main Street and Main Street. The terraces of Bell Bank View

are particularly evident for this reason and the elevated position of the sweep of Lock View terraces of Cemetery Road also increases their visual dominance over Keighley Road.

The far south of the conservation area is bordered by the openness of Jubilee Gardens. This space has little historical merit. It was laid out in 1977 following a period of slum clearances, which saw the end of the back-to-back properties that once dominated this part of Bingley.



View of the rooftops of the town opened up by the rising ground of Bailey Hills Road – this demonstrates the irregularity of the height and orientation of the built form of the conservation area and the importance of the chimneystacks that perforate the roofline.

5. Traditional Building Materials

Summary of Traditional Building Materials

The traditional building materials of the conservation area contribute greatly to its image, these are:

- *Local stone (for structures);*
- *Stone slate (for earlier roofs);*
- *Slate (for later nineteenth century and early twentieth century roofs);*
- *Timber (for features such as windows, doors, some gutters and shop fronts);*
- *York stone (for surfacing); and*
- *Cast iron (for the limited number of railings and gates).*

Local stone dominates the conservation area and is a fundamental part of its image. It has been used in the construction of all eras of building and for boundary walls and is the unifying element that gives the conservation area its coherent feel. Different finishes relate to the period in which the buildings were constructed: Gritstone was used in the construction of the church, the oldest building of the conservation area; seventeenth century structures tend to be built of roughly dressed rubble; eighteenth century and early nineteenth century buildings of hammer dressed stone; and later nineteenth century and early twentieth century buildings of hammer dressed stone in conjunction with ashlar stone. Stone is also used as a means of decorating the later buildings of the area, in the form of carving and added details such as pilasters and finials.

Locally quarried stone slate was used as the roofing material of the earlier buildings of the conservation area. It is this that gives the roofline its characteristic colour and distinctive profile, which complements the colour and texture of the

stonework. This roofing material is becoming increasingly rare, as other forms of roofing material have become available and earlier buildings lost, and should therefore be treasured. It was superseded in the later nineteenth century by Welsh slate, made available by the improvements in transport occasioned by the establishment of the railway network. Slate has a smoother, darker finish than stone slate and can be seen on the later nineteenth and early twentieth century buildings of the conservation area.

Stone setts and York stone flags surface some of the roads of central Bingley, including Old Main Street, the forecourt of Bingley Station, King's Court, Market Street, Dryden Street, Ferrand's Lane, Treacle Cock Alley and Foundry Hill. The colour and texture of this surface complements that of the stone used for building in the conservation area and helps to fuse its image. It adds quality to the area and as a historical street surface is of interest in its own right.



The stone setted surfacing that covers most of the carriageway of Old Main Street, York flag footpaths and stone boundary walls - integral elements of the conservation area.

Timber is the tradition material used for the doors, windows, gutters on the older properties and shop fronts of the conservation area that date from the eighteenth, nineteenth and early twentieth centuries. These features are the most susceptible to change and some have been replaced by modern alternatives, but where the early details have survived they contribute greatly to the integrity of the built form and the quality of the conservation area. The glazing style of the windows is very much dependent on the age of the

building and vary from the multi-paned sashes of the earlier structures to the single paned sashes of the later buildings. Timber has also been used as a means of adorning the later properties, particularly the residential buildings of the north.

A limited amount of painted cast iron is used within the conservation area for decorative railings and gateways, but it is not a dominant feature of the centre of Bingley.

6. Architectural and Historic Qualities of the Buildings

Summary of Architectural Interest

The architectural merit of Bingley Conservation Area can be judged by the quality of the buildings within its confines. The age and rarity of the structures, whether they are good examples of a particular building type or age, and whether they are examples of fine craftsmanship and building techniques are all factors in determining their significance. The following have been deemed to contribute to the area's architectural interest and justify its conservation area status:

- It contains a number of Listed Buildings, notably two Grade II* Listed Buildings that are deemed to be of more than special interest.*
- It contains some fine examples of the local vernacular building form, which is indicative of a past way of life and traditional building techniques. This form of architecture is also significant to the sense of place of the area, as it makes use of materials and techniques specific to the region. Good examples are becoming increasingly rare, due to alteration and redevelopment. The best examples in Bingley are listed. These congregate in the north and contribute to the character of this area, which has been classified as character zone 1: old town Bingley.*
- It contains some good quality Victorian and Edwardian buildings. A few warrant listing as fine examples of a buildings type: the railway shed depot of Keighley Road, the former Mechanics Institute of Main Street and the former Fire Station of Market Street. Many are however good examples of the architectural styles of the time and significant to the historical change within Bingley. They*

are therefore important in a more local context. The majority of the commercial premises are clustered to the south and help to define the area classified as character zone 2: commercial and civic Victorian / Edwardian Bingley. Residential properties of this age cluster to the north and define the area classified as character zone 3: residential Victorian Bingley.

Buildings are naturally a dominant feature of the conservation area and it is their quality, siting and interest that chiefly accounts for the designation of Bingley Conservation Area. The design, decoration and craftsmanship of the buildings are all factors in determining their significance, however buildings that are good examples of a particular age, building type, style or technique and those that are evocative of a given region are of particular merit. The finest examples of buildings of historic or architectural interest in the country are listed by the Department for Culture, Media and Sport (DCMS) and are subject to Listed Building controls, which aim to protect them from unsympathetic alteration. However, as conservation area designation is area based, it is the group value of buildings that is significant. Therefore, although not all of the buildings in Bingley Conservation Area are listed, most are of townscape merit and contribute greatly to the feel of the place.

The architectural interest of Bingley Conservation Area is derived from the interaction of vernacular style buildings and the more stylised structures of the later Victorian and Edwardian era. Based on the built form of the area and the associated spaces, the conservation area can effectively be divided into three distinctive character zones:

Character zone 1: old town Bingley; character zone 2: commercial and civic Victorian / Edwardian Bingley; and character zone 3: residential Victorian Bingley.

6.1 Architectural and Historic Qualities of the Buildings of Character Zone 1

The boundary incorporates a number of Listed Buildings, most of which are clustered to the north around All Saint's Church, in the area identified as character zone 1 (full list descriptions are included in Appendix 2). The majority of these have Grade II listed status, however there are two Grade II* Listed Buildings that are deemed to be particularly important buildings of more than special interest. These are Ireland Bridge and All Saint's Church and their age, consequent rarity and quality accounts for their status. **Ireland Bridge** is a well-preserved essentially seventeenth century structure constructed of dressed stone. It has six well-constructed segmental arches with an eighteenth century projecting plat-band and ashlar coped parapet. Its later alterations were made when it was widened and a new parapet added in 1775. The bridge is of particular historical interest to the town, bridging an ancient crossing point of the river that is significant in terms of past communications and trade, and superseding an

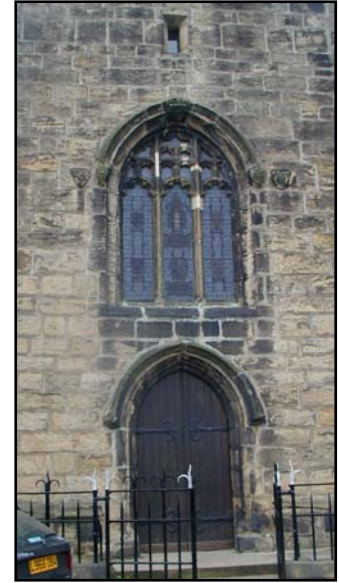
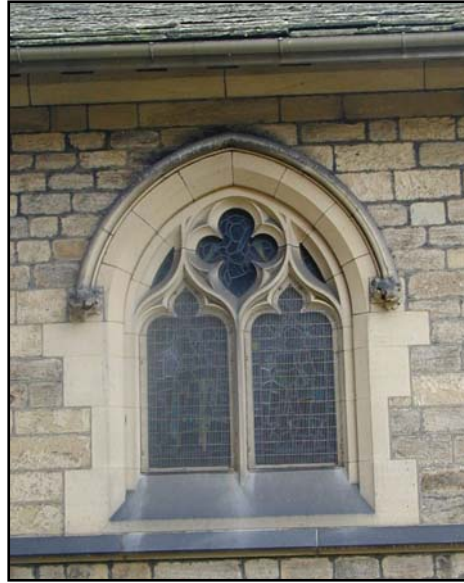


Ireland Bridge – this Grade II structure dates predominantly from the seventeenth century replacing an earlier timber structure*

earlier medieval timber construction. **All Saint's Church** (the old Parish Church) is the oldest surviving building in Bingley. The current building is essentially a late fifteenth century structure with later additions and alterations and, it is suggested, elements of the earlier Norman building. Its most dominant feature is its perpendicular west tower that rises above the surrounding buildings and is a landmark of the settlement. This was constructed as part of the early fifteenth century structure, but the top stage that raised it to its current height was added in 1739. The tower has a clock face on three of its sides and a large carved sundial on its southern elevation that is dated 1803. The windows of the structure vary in age. Only the Tudor clerestory windows are original. The south aisle has Victorian windows with good contemporary stained glass. The porch is also a Victorian addition, dating from the renovation of 1871. The **gate-piers** that provide the main entrance to the church from Old Main Street are in themselves Grade II listed structures. Dating from the mid-



All Saint's Church – this Grade II structure dates from the fifteenth century and is a prominent landmark of the conservation area*



Details of the church 1. The clock and sundial of the tower. 2. Nineteenth century Gothic style window. 3. Main entrance and earlier Gothic style window.

eighteenth century, these dominant, square, ashlar, rusticated piers provide a fitting entrance to one of the most distinguished buildings of the settlement. The historic evolution of the church forms part of its interest, being evidence of its perceived importance through various generations and a record of design fashion and craftsmanship over the years. The most recent flat roofed addition to the northern elevation however bares little relevance to the quality of the earlier build.

The majority of the listed buildings of this area are vernacular in style. Vernacular architecture can be defined as architecture that is designed to satisfy the simple demands of family life, is traditional in design and built of readily available local materials.



Ashlar gatepiers to All Saint's Church (Grade II) – offer a fine entrance to one of the most significant buildings of the settlement

Although it has been undervalued in the past, in recent decades, partly as a result of the perceived threat to the character of areas that has resulted from the universal use of materials and designs, the recognised value of this type of architecture has increased. The buildings stand as records of the social, economic and cultural history of the region in which they are situated and contribute greatly to our understanding of the past, as well as clearly documenting local craftsmanship techniques. Being constructed of local materials, they have a certain affiliation with the landscape in which they are set and sit harmoniously in their wider context. Vernacular style structures in Bingley are constructed of local sandstone and have distinctive chunky profile, gabled, stone slate



54 Old Main Street (Grade II) - Eighteenth century vernacular stone cottage: features – mullioned windows, recessed twinned doorways, stone slate roof, string course, corniced gable chimney stacks and an early nineteenth century timber shop front



12-paned timber sash windows – the influence of Georgian fashion

roofs with projecting stone chimneystacks. Typical features include, plain, sometimes painted, stone door and window surrounds. The early windows are stone mullioned, but later ones accommodate timber sash windows in line with changes in fashion. Doors are also traditionally timber, the roofs often have prominent kneelers and dentil courses, stringcourse and quoins and mid-nineteenth century shop fronts are illustrative of the influence of design fashion and the progressive uses of the properties. The detail is always simple.

Old Main Street is dominated by this style of buildings. They are typically two-storey properties that front directly onto the rear of the footway following the line of the street. Each is individual in design and their plot sizes and orientation vary. The value of these buildings lies in their age and consequent rarity, the quality of this particularly in tact building group and their contribution to the sense of place of Bingley. The following are Grade II listed: 2, 4, 6, 8, 10a, 12 and 12a Old Main Street; 14, 14a, 14b and 14c Old Main Street; 54 and 56 Old Main Street; 58 Old Main Street; 74 Old Main Street; 76/78 Old Main Street; barn attached to 78 Old Main Street; Old White Horse, Old Main Street; 11 and 13 Old Main Street; Barn attached to rear

of Old White Horse at junction with Ireland Bridge parapet, Millgate; Millgate Antiques and Curio Cottage (1 and 3), Millgate. However, even the buildings of the street that do not warrant listing, largely due to the extent of alteration, are complementary in age, style, form and materials to the listed structures and can consequently be identified as key unlisted buildings within the conservation area and worthy of preservation.



side of the cable and according to Firth (1984) *Courtyard of the Old White Horse Inn – now a ‘beer garden’. The various structures that surround it are fundamental to the interest of the site.*



Old White Horse Inn (Grade II) – the various forms of the inn itself and its stable blocks and barns are an important reminder of its coaching inn function and together enable a fuller understanding of the historic workings of the property

denote the former owners, the Knights of St. John. These are therefore clearly of historical interest and are important component of the structure of

the building. The inn once functioned as a coaching inn and still retains many features of this age. The understanding of the building is greatly increased by the fact that much of the building group that relates to this earlier function has also survived. The positioning, form and integration of these various structures around the characteristic courtyard allow a greater appreciation of the historical workings of the site. The well-preserved single storey, early-mid eighteenth century **barn attached to its northern elevation** is also white washed with a stone slate roof. Two cart entrances dominate the street elevation, one of which now provides the entrance to the attractively setted 'beer garden'. The inn yard has an original eighteenth century ivy-clad stable building that still retains its timber stalls for five horses and a three-bay queen post roof. This complements the **long stone barn** opposite that features a well-constructed segmental-arched cart-entry. This is a mid to late eighteenth century single-storey structure constructed of hammer-dressed has a stone slate roof and mullioned windows. It is a significant element of the group of buildings that sit at this junction and is important to the line of Millgate leading directly to Ireland Bridge. Millgate Antiques and Curio Cottage (1 and 3 Millgate) sits immediately opposite this and also emphasises the line and antiquity of the street. The group of three cottages that are now shops date from the mid-eighteenth century. It is a whitewashed structure and exhibits the characteristic features of its age, such as plain stone surrounds around mullioned and recessed windows, and recessed doors, a stone slate roof with prominent kneelers and a gable chimney stack. To the rear an interesting small scale single storey stone structure stands, which complements the style of the cottages and adds interest to the entrance to Riverside Walk.



Stone barn, part of the Old White Horse Inn, important to the line of Millgate and the rural image of this part of Bingley

floor. The doors are recessed and evenly spaced chimneystacks with projecting flues dominate the roofline. 10a has an interesting carriage entrance. The Grade II listed **former Grammar School and master's house** (14, 14a, 14b and 14c) is situated adjacent to these and is a fairly dominant building in the street, with its projecting central gabled bay. It has subsequently been subdivided to form four cottages and has painted plain stone surround timber sash windows. The influence of the neo-classical design fashion of the time is expressed in the wooded doorcase with overlight and cornice of the westernmost bay. 74 and 11 – 13 also exhibit some of these more ornate features, such as raised quoins, stringcourse and fanlight above the timber door. These are illustrative of the gradual move away from the vernacular tradition and the influence of design fashion on the built form of the area. Yet as they predate the massive transport improvements of the nineteenth century, they are constructed in the local stone and stone slate and consequently integrate well with the simpler structures that surround them. These would have been quite prestigious buildings of their era, their detail used as a means of expressing wealth.

The row of eight cottages (**2 – 12a**) at the far north of Old Main Street are distinctive in that they are



Interesting stone outbuilding with prominent kneelers and recessed openings that nestles to the rear of 1-3 Millgate

three storeys in height, with the exception of 12 and 12a, a small coffin ended cottage that fits snugly onto its site. These date from the mid eighteenth century and have mullioned windows with timber sashes. Interest is added to the façade of the tripartite windows of the first



2-12a Old Main Street – three storey mid-eighteenth century properties



6.2 Architectural and Historic Qualities of the Buildings of Character Zone 2

A number of early nineteenth century structures in the civic and commercial heart of the town were built in the local vernacular tradition of the area and front directly onto the footpath. These exhibit similar characteristics to those of Old Main Street, although they are generally designed in groups of two or three properties. They vary in height, from two to three storeys and some have retained their timber Victorian shop fronts. Being constructed of local stone with stone slate these buildings are peculiar to the area and examples of a past building form. A u-shaped configuration of three-storey vernacular cottages nestles at the bottom of Ferrand's Lane, close to the river. These stone buildings with characteristic stone slate roofs are dwarfed by the larger scale nineteenth century structures that surround them. Although they have now lost most of their original features, the charm of their unusual arrangement and their reference to a bygone Bingley makes them important structures within the conservation area.

Taller, grander and more elaborately detailed Victorian and Edwardian structures intersperse with the simpler buildings of Main Street to create its image. The variation in height of the structures of the street gives it an interesting oscillating roofline, that is perforated by the smaller corniced chimneys of the earlier buildings and the larger, more ornate, multi-flue chimneys of the later structures.

74 Old Main Street (Grade II) – mid-late eighteenth century house, clearly influenced by the design fashion of the Georgian era, but constructed of local materials.

buildings are constructed in an eclectic mix of revival styles that is so typical of the design fashion of the era. They stand as evidence of the



Example of the stone carving detail of some of the more elaborate late nineteenth century buildings

progression of architectural fashion, technical innovation and the exuberance and grandeur of the age. As many were constructed to house new types of civic use they also bear witness to the sociological changes that resulted from the technical advances of the Industrial Revolution. The buildings of this era are constructed of local stone, often ashlar finished, and have slate roofs, a material that became widely available as a result of the establishment of the railway network, and mark a further diversion from the vernacular of the area: the use of local stone is the most enduring element of the tradition. The later Victorian and Edwardian structures typically have heavily detailed stone carving with particularly ornate window surrounds and doorcases, timber sash windows and panelled doors, although all are very individual in design. Some of the buildings of the central area also have well proportioned timber shop fronts. The

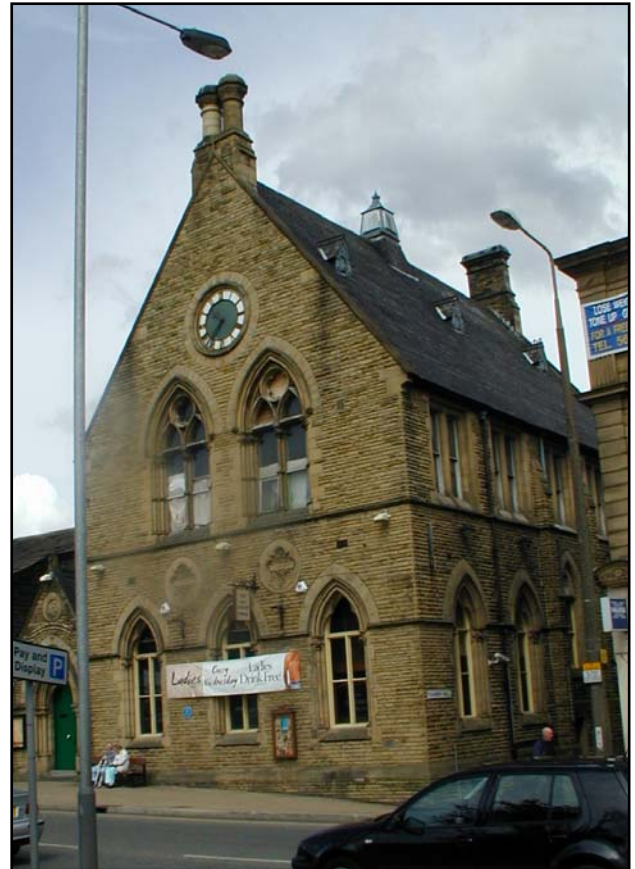


Railway shed depot (Grade II) – mid nineteenth century building, a fine example of its type

residential properties to the north of the conservation area date from the same age but are slightly simpler in form. These too are more ornate than the earlier cottages, exhibiting features such as timber bay windows, gables, and timber verandas.

A number of the later nineteenth century buildings that are of particularly architectural merit are also listed. However, as a vast amount of building occurred across the country at this time, the built legacy of the era is extensive and the buildings lack the rarity value of the older properties. Consequently, only the very best buildings of the age are listed. The mid-nineteenth century old **railway shed depot** (Grade II) of Keighley road is one such structure. It is a good example of a large fairly complete two-storey railway transshipment warehouse. It is sited close to the earlier position of the station and testifies to the past use of the area. Constructed of thin coursed stone, it has a long Welsh blue-slate roof and thirteen first floor windows with segmental arched heads. It remains in an excellent approximation of its original condition including two timber hoist-hoods and timber loading-dock canopies on the west side. Its fifteen bays of windows, with what appears to be their original glazing, are also an impressive sight from the canal.

The **former library that was originally built as a Mechanics Institute** in 1864 is also Grade II listed. It is a particularly ornate and well-preserved Gothic Revival style structure. Constructed of hammer-dressed stone with polychrome ashlar dressings and a steeply pitched, blocked slate roof. The gable of the structure fronts directly onto Main Street, with a clock face in its gable wall and prominent carved stone chimneys at the



The former library (Grade II) – originally built as a Mechanics Institute in 1864

apex. It is a particularly prominent structure of the town rising strikingly above the simpler structures of the settlement. The **Old Fire Station** (Grade II) also rises above the surrounding buildings and is consequently a dominant building in Bingley. The structure dates from 1901 and is a fine example of its building type. It is constructed of fine ashlar and has a Welsh slate roof with prominent kneelers. A slightly lower house, which is an integral part of its form, is attached to its west elevation. Adornments, such as the semi-circular central shaped gable, the decorative ventilator on the ridge and the parapet and timber detail of the tower all form part of its innate quality, which is typical of the era in



The tower of the fire station (Grade II) dominating the skyline of the town



Chapel Lane – this collection of buildings defines the street and retains some interesting details, such as timber sashes, timber shop fronts and large chimneystacks with rows of ornate flues.

which it was constructed. The engine house has three tall doorways that are fronted by a glass-roofed canopy, carried on cast-iron columns.

In addition to these, there are a number of particularly fine unlisted later Victorian / Edwardian structures on Main Street that complement the style and age of the Listed Buildings. All of the buildings of Main Street front directly onto the back of the footpath creating a continuous built form that draws the eye down the length of the road. The

two structures on the north of Chapel Lane are characteristic of their age and retain some interesting details. The corner building is a stone structure, the slate roof of which has terracotta ridge details,



Fine timber shop fronts of 3-5 Chapel Lane

dominant corniced chimneystacks with tall decorative flues and smaller dormer windows that form an integral part of its design. Adjacent to this is another finely detailed stone structure with similar roof detail. The western corner towards Main Street is particularly detailed, with its shaped projecting gable and stone finial; its recessed timber framed windows are also a particularly striking feature. 3-5 Chapel Lane have fine quality timber shop fronts that contribute greatly to their overall integrity and interest. The square planned, classically influenced Arden House that dates from 1887, with a later rear addition dating from 1901, is a particularly grand structure. It is a heavily detailed rusticated ashlar stone building with a slate roof. The carved window surrounds accommodating sliding timber sash windows,



Station – dating from 1892 this single storey stone structure is an important part of the character of Bingley



Window detail – 1st floor Arden House. Typically ornate, reflecting the aspirations of the age.

particularly the tripartite window with projecting cornice of the first floor, are prominent features of its design.

The single storey rusticated ashlar stone structure of 95 Main Street backs onto the rather ornate 4 Park Road. Both are significant elements of the conservation area. 4 Park Road is a large, rectangular, classically detailed structure that dominates this part of Park Road and Wellington Street. It is constructed of ashlar stone and has a slate roof and elaborate stone details, such as stringcourses and door and window surrounds. The most exuberant of the carved window and door surrounds are on the ground floor and the splayed corner to Park Road. Pilasters flank the large rectangular openings, which have rounded upper corners. A complementary structure sits on the other corner of Main Street and Park Road; being of a similar height and stature to 4 Park Road, but far less ornate, the pair forms an important visual gateway into Park Road. Bingley Station was moved to Wellington Street in 1892 and the present structure dates from this age. The stone single-storey symmetrical structure has projecting gabled sections to both sides that rise above the height of the central section. The gable walls contain elegant carvings and are topped by stone ball finials to the apex and at each side of the gable. A central cart entrance allows access to the platforms. Adjacent to this stands a small detached house that dates from the same time as the station.

The majority of Victorian / Edwardian civic and commercial buildings, however, line the west side of Main Street and consequently this side of the street is far grander in appearance, although still punctuated with simpler style earlier nineteenth century structures. The group of buildings that sit between Market Street and Ferrand's Lane are particularly distinguished. The Midland Hotel is an ashlar finished stone building and has a slate roof with integral dormer windows and ridge detailing. The prominent features of its symmetrical façade include the tall stone chimneystacks, central gable that projects above the roofline with stone finial, stone mullioned and transomed windows, central arched doorway and splayed corner to Market Street. Barclays bank (152 Main Street) is strikingly similar in design to this. The Old Post



The Midland Hotel building, Main Street – a fine example of a building of its time

Office seems plain in comparison. Constructed in 1914 close to the old Market Hall site, the building has twin gables to the Main Street and plain stone mullioned and transomed windows. The Conservative Club (110 Main Street) is slightly later still, exhibiting the use of neo-classicism in early twentieth century architecture.

The facades of these Victorian / Edwardian structures are all very grand, but the back streets of the settlement, particularly between Main Street and the river present somewhat of a different image. Here the factories, warehouses and rears of the structures dominate the scene. These, however, can be just as interesting as the front of



Warehouse, Dryden Street – a reminder of the industrial nature of the town within the confines of the town centre. The chamfered corner is a particularly interesting feature.

the buildings. As they are less susceptible to the pressures for change, they often retain many interesting historic elements. Some of the buildings of Main Street have been extended to the rear, in most instances however the mismatch of styles bares little relevance to the quality of the original building. Old maps testify to the existence of small outhouses having stood in the rear gardens of the properties of the west of Main Street, although many of these have been lost, some of these small stone structures are still evident. These contribute to the understanding of the building and consequently the place.

The United Reformed Church and associated Church Hall of Ferrand's Lane are of particular interest. The Church itself is a grand rectangular plan classical style stone building, the present structure of which dates from the 1870s, although a church has stood on the site since the eighteenth century. The religious function has shaped this part of the conservation area: a graveyard for example one occupied the site immediately to the south. The Church Hall stands immediately adjacent to a warehouse structure; together these relatively simple large rectangular stone structures are important to views into this area from across the river and a reminder of the industrial nature of the area. Other warehouses of significance include those of Dryden Street that date from the early twentieth century. These are constructed in typical materials of the era, to a fairly simple design, although details include an adorned chamfered corner. Small-scale structures that date from the same era and relate to the early function



Former office building of the old gas works – typical of 1930s style architecture.

of the warehouse surround the building. Some other industrial structures sit on the banks of the River to the north, including the stone warehouse with timber taking in doors to the rear of what is now Church House. The area on the opposite side of Ireland Bridge was laid out in the 1860s with three storey workers' dwellings. A long row of these back-to-backs along with the Victorian gas works that occupied the site to the rear have since been demolished, but those that have survived are fine examples of their type. The former office building is set behind the houses and is typical of 1930s architecture, with a good doorcase set in its angled corner entrance and with 5 by 7 bays of windows retaining their original glazing. This compounds the commercial image of the area.



22 Bailey Hills Road – the design is clearly influenced by the classical style.

6.3 Architectural and Historic Qualities of the Buildings of Character Zone 3

A number of grand terraced, semi-detached and detached residential Victorian properties are congregated to the north of the conservation area. Constructed of stone with slate roofs, these generally have timber sash windows and small, corniced chimneystacks. 22 Bailey Hills Road exhibits elements of the neo-classical tradition, being rectangular in plan with a stone dentil course and rectangular and round-headed windows, however many of the buildings of this area show a move away from this regularity, a style influenced by the picturesque movement. Typical features of this style include bay windows, gables and bargeboard timber detailing. Lock View cottages, a row of terraces that follow the curved line of Cemetery Road, are particularly prominent structures of the area standing high above

Keighley Road and also sweeping along Bailey Hills Road. They too have timber sliding sash windows, bay windows to the first floor and timber detailing in the form of verandas. Their regularity of form and evenly spaced corniced chimneystacks accommodating rows of ornate flues creates an eye-catching image on entering or leaving the conservation area. These lead up to the cemetery, which is itself a late nineteenth century addition to the area. The twin chapels of the cemetery are attractive small stone structures with steeply pitched slate roofs. Elements of the Gothic style have been incorporated into the design in the form of lancet windows and a gabled porch. Small towers rise up from the apex of the front of the structures. These, along with the lodge building at the entrance to the cemetery are an integral part of its layout and are fine examples of buildings of their age and type. The fact that all three are of such high quality add to their interest.



Lock View Terraces from Baileys Hill Road – the attractive curving façade and evenly spaced corniced chimney stacks with ornate flues forms an impressive line down the street



One of the twin chapels of Bingley Cemetery- fine quality buildings that are focal elements of the space.

7. Open Spaces and Natural Elements

Summary of Open Spaces and Natural Elements

The number, size, shape and treatment of open spaces within the conservation area are an integral part of its form and interest and contribute greatly to the variation in character throughout:

- **Character zone 1:** *the openness of the area surrounding the church, the seclusion and leafiness of the graveyard, the small gardens of the cottages that lead down to the river and the setted yards of Church House and the Old White Horse Inn all contribute to the village like, domestic and rural feel of the place, which has been overlaid with a more recent industrial past.*
- **Character zone 2:** *this built up area gets its character from the absence of greenery. The small yard areas and setted court areas are more typical of its form. The forecourt of the station, the area in front of the railway depot and King's Court and Queen's Court are particularly important to its image. However some of the properties on the south of Main Street have their own gardens that lead down to the stone wall adjacent to the river, which are an integral part of their form.*
- **Character zone 3:** *this is a leafy, domestic enclave – an image which it retains due to the openness and layout of the Victorian cemetery and the private gardens of individual properties.*

The interrelationship of the built form with space in the conservation area is a fundamental component of the character of the place. The size, shape and treatment of these spaces are all factors in determining whether, for example, the area takes on a domestic, rural, urban, industrial or civic

aspect. In Bingley the differences between the qualities of the spaces again serves to differentiate the three character zones.

The north of the conservation area is notably greener and leafier than the south and the majority of the cultivated green open spaces, trees and hedges are clustered in character zone 1 and character zone 3. Character zone 2 is more built-up and the spaces are generally hard surfaced, although some rear gardens do exist.



View from Main Street into the notably leafy area of Old Main Street and Keighley Road



All Saint's Church surrounded by a green open space. Walls, trees and a hedge separate this from the busier parts of town and being reminiscent of a village green, helps to retain the rural village feel of this part of the conservation area.



Graveyard on the east of Keighley Road – a green, leafy, peaceful enclave that is significant historically and important to the leafier feel of this zone. It is hidden from Keighley Road by a wall and a row of trees.

7.1 Open Spaces of Character Zone 1:

The area surrounding All Saint's Church is the most extensive area of cultivated space that is evident from the main road through the settlement. It includes the early graveyard of the church, but was extended to the south of Treacle Cock Alley, where buildings once stood. It was landscaped by the former Bingley Urban District Council and is now a particularly amenable area that is sheltered from Keighley Road by the row of various varieties

of trees and a hedge. These help to divide this part of the conservation area from the busier areas of the town and retain its rural village like character; the space being reminiscent of a village green surrounded by small cottages. It is now lawned with areas of paving, steps and benches. Old gravestones have been used to pave some of the area, pertaining to its earlier use. Trees dot the space, but are mainly clustered to the east close to Keighley Road, creating a particularly leafy area where a number of gravestones still stand. The openness of this area enables the church to be



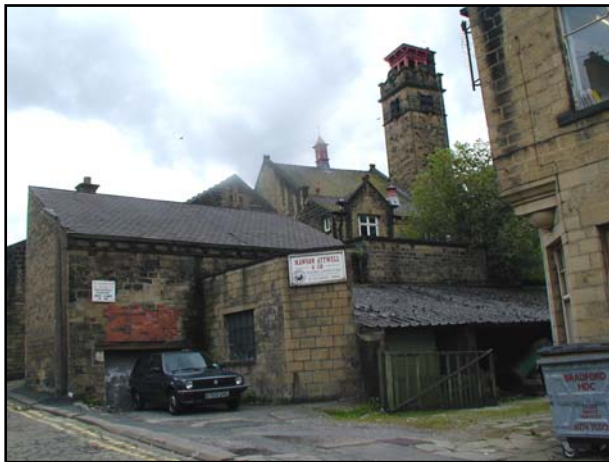
View into character zone 1 from across the river. The gardens that lead down to its banks contribute to the domestic image of the area, which is juxtaposed with the industrial element of the warehouse in a setted yard.

viewed in its full glory and sets it apart from the rest of the built form, emphasising its importance. The graveyard itself was dissected into two when Keighley Road was constructed in 1904 and part of it can still be found to the east of this busy thoroughfare. This leafy, green space that is scattered with stone gravestones is a well-hidden enclave that sits behind a stone wall and barrier of trees. It is both historically significant, being part of the early structure of the settlement and associated with one of the most important buildings of the town, and important to the leafy image of this part of Bingley.

The cottages of Old Main Street are sited immediately onto the street forming a hard line, however the majority have attractive garden areas to the rear that extend down to the banks of the river. These are important to the residential feel of this character zone and form part of the attractive view into the area from across the water. They are immediately juxtaposed with the more industrial and working elements of the town, such as the characteristically setted yards of the Old White Horse Inn and the yard with warehouse to the rear of Church House. All of which contribute to the interest and charm of the place.

7.2 Open Spaces of Character Zone 2:

In contrast to character zone 1, character zone 2 has a much more built up, urban feel. There are few open spaces and little greenery within its confines. The buildings of the east of the street front directly onto the footpath and have small hard surfaced yards, which are in themselves significant



Dryden Street – the industrial character of this back street is created by the interaction of the buildings and the small hard surfaced areas. Stone flags have been used to surface parts of the area.



Entrance to the setted King's Court – typical of the built up feel of this part of Bingley

to the form of the area. The only noteworthy larger spaces on this side of the street are the setted station forecourt, which provides a fitting, relatively grand entrance to the building, and the area in front of the listed railway depot to the north, which was once the site of railway sidings and now allows the depot to be viewed clearly. The buildings in this area form a hard line along the Main Street, continuing the urban aspect of the area. However, the rear of the buildings that line the south of the street have a more open aspect due to their proximity to the river. Those to the north of Ferrand's Lane have gardens that lead down towards the river, most of which are currently quite overgrown. The back lands between Main Street and the river to the south of Ferrand's Lane is distinctly more industrial in nature: accommodating the group of industrial structures of Dryden Street with integral areas of hard surfacing. The arrangement of buildings has formed the small courtyards of King's Court and Queen's Court, which are accessed through small passageways from the main street. These small hard surfaced spaces are important to the character of this part of Bingley. King's Court with its setted surfaced entered by a cart entrance is particularly atmospheric and reminiscent of a time when this part of Bingley was covered by back-to-back housing with narrow back alleys.



The leafy image of the north of the conservation area is epitomised by the cemetery

7.3 Open Spaces in Character Zone 3

As character zone 3 accommodates some of the larger Victorian residential premises of the town, as well as the cemetery, it has a particularly leafy character. The cemetery itself is naturally the most significant of the open spaces. It has retained its late nineteenth century layout and is consequently of historic interest, as well as being an attractive open space with lawns, trees, paths and scattered

stone gravestones. The residences themselves are set in their own garden areas. Lock View terraces have small gardens that lead down the slope to Keighley Road, which softens their built form, and Bell Bank View terraces have gardens that lead down to the river. However it is the larger semi-detached and detached properties with the larger garden areas that give the area its distinct domestic image.

8. Permeability and Streetscape

Summary of Permeability and Streetscape

The form, width and orientation of the streets and paths through the area and features such as surfacing and street furniture again serve to distinguish the three character zones. However, the whole area is generally highly permeable allowing an ease of movement through the site: alleyways between buildings and footpaths link the roads.

- **Character zone 1:** *Narrow streets in an organic street pattern. Old Main Street is setted and has flagged footpaths, whereas the rural dimension of Millgate is emphasised by the absence of a footpath. The line of the streets is defined by built form and stone boundary walls.*
- **Character zone 2:** *Grid like street pattern leading off of the ancient highway of Main Street. The bends in Main Street help to compound its secluded feel. Setted and flagged surfaces add to the integrity of the streetscape of the back streets and stone walls often define their line. Alleyways between buildings link roads and increase the permeability. Riverside walk provides an alternative way of moving through the centre of the town, however a high stone wall blocks visual connections between this and Main Street. Doorways in the wall lead to steps up to the centre. Due to the topography of the area steps are an integral part of its form.*
- **Character zone 3:** *Streetscape less defined, although walls still line the road. A footpath that leads up between Keighley Road and Bailey Hills Road increases the permeability of the area, as do the footpaths that weave through the cemetery. The layout of streets and pathways through the town greatly impact both the visual qualities of the conservation area and the experience of the place.*

8.1 Permeability and Streetscape in Character Zone 1

The road layout in this part of the conservation area is irregular, expressive of its organic development. The streets are relatively narrow, compounding the quaint, rural image of this part of the town. Old Main Street is the most dominant road of the zone; it curves around All Saint's Church enclosing the area. However this street pattern became unpractical when the levels of traffic increased and although there is vehicular access to the street, most traffic now passes along Keighley Road making this a pleasant pedestrian route. The distinctive curve contributes greatly to the compact village identity of this area and emphasises the centrality of the church. The setted surfacing of the carriageway and flagged footpaths add to its visual interest and complement the stonework of the surrounding structures. The churchyard is surrounded by a stone wall topped by iron railings, which serves to emphasise the line



The narrow Old Main Street curves around All Saint's Church, an example of the early organic growth of the settlement. The setted carriageway, flagged footpaths and stone boundary wall of the church add to the visual interest and integrity of the road.

of the street and as the traditional boundary treatment of the area is important to the integrity of the place.

Millgate leads out to the east, the rural quality of which is compounded by the fact that there is no footpath, as the buildings front directly onto the carriageway. The permeability of the area is increased by Treacle Cock Alley, which is thought to be an ancient pathway through the region. It runs through the area of green around the church, down the side of the graveyard and under the railway line.

8.2 Permeability and Streetscape in Character Zone 2

Main Street roughly follows the line of the ancient highway through the town, although it has been widened and altered many times. It is currently relatively wide and highly engineered with modern traffic lights, barriers and other street adornments detracting from its character. The road follows the line of the valley and its gentle bends help to strengthen the secluded nature of the main street, limiting extensive views through the town centre and creating an intrigue. The street pattern of this zone is more planned and grid like than the organic pattern of the north. Streets like Park Road, Ferrand's Lane, Market Street and Queen Street run off at right angles to Main Street, and



Opening in wall next to river walk, allowing access to Market Street via a flight of steps

Dryden Street, Wellington Street and Busfeild Street run parallel to it. This is typical of town planning of the age and contributes to the Victorian feel of the area. The visual interest of the streets is greatly increased where the setted and flagged surfaces have survived, which is true of many of the back streets.

Boundary walls are again an important element of the form of the back land areas. A high stone wall stands adjacent to the path that runs along the side of the river and blocks most of the views into the conservation area from this perspective,



Ferrand's Lane – view into the town from the river. The narrowness and straightness of the street, the setted surface of the lane and the stone wall boundary treatment are both integral part of its form.

effectively isolating the town from the river. However, doorways in the wall allow movement between the two and maintain the permeability of the place. The doorways lead to steps that reflect the gradient of the land and facilitate movement, which are consequently an integral part of the character of the centre of Bingley. Many of these are stone flagged steps that offer continuity with the materials of the area. In addition to those that lead up from the river, those of Quaker Hill are also a prominent feature of Chapel Walk and Wellington Street. Riverside walk is a narrow path that allows movement from one end of the conservation area to the other taking in the atmosphere of the river. A stone engraved 'Bingley – The Throstles Nest of



Quaker steps – steps form an integral part of the conservation area, reflecting the topography of the area

Old England' is embedded in the path at the bottom of the steps that lead up to Queen Street. Alleyways between buildings increase the permeability of the central area by allowing movement between streets.

8.3 Permeability and Streetscape in Character Zone 3

The street layout of character zone 3 is highly reflective of the topography of the land. Bailey Hills Road leading to Cemetery Road sweeps through the area, climbing the hill and then following the contour of the slope. The quality of the streetscape is diluted in this part of the conservation area as only one side of the road falls within the boundary, however the tall stone boundary walls on the Keighley Road side of Lock View terraces and the lower ones on Bailey Hills Road offer some definition to the line of the road and continue the colour, texture and enclosure of the area. A rural footpath climbs from Keighley Road to Bailey Hills Road between 18 and 22 Bailey Hills Road. This connects two quite diverse areas of the conservation area, allows movement through and exploration of the place and is a visually interesting feature of the area in its own right. The interconnecting footpaths that are an element of the cemetery also complement the curving nature of Bailey Hills Road, as they meander through the area.



The steep footpath that links Keighley Road with Bailey Hills Road – facilitating movement through the area and rural in dimension

9. Activity

Summary of Activity

The conservation area covers the bustling commercial heart of Bingley and is generally a much-frequented part of the town. However the level and type of use within each character zone varies, which ultimately affects the ambience of each.

- **Character zone 1:** *Relatively quiet enclave within the town. Principally used for domestic and religious purposes. Old Main Street is no longer a major vehicular thoroughfare making it a pleasant pedestrian way. The greenery of the area surrounding the church, with its benches, is a public space that can be used for relaxing in the summer months. It took on a commercial feel for a while, but has subsequently reverted to its earlier character.*
- **Character zone 2:** *The busy heart of commercial and civic Bingley that focuses on the hectic Main Street. This area consequently buzzes to the sound of passing vehicles. The quieter back streets, however, have more of an industrial air.*
- **Character zone 3:** *This quiet residential area has little passing traffic. Its seclusion and peacefulness is accentuated by the vastness of Bingley cemetery.*

The physical form of the conservation area sets the stage for the activity that takes place within its confines, but the range of uses and level of activity is what brings the place to life. This is much harder to control, as it is in many ways influenced by market forces, however it does have a direct impact on the character of the area and ultimately on the changes to its built form. As the main street though Bingley is currently the major route that links Bradford to Keighley and Skipton it constantly buzzes to the sound of passing traffic, which means that it is not particularly pedestrian friendly

and often becomes congested. The opening of the bypass that is currently under construction is anticipated to reduce the level of vehicular movement along this street. The road has however traditionally been a thoroughfare and some movement of people through the space forms an important element of its character. The predominant uses in the conservation area relate closely to its built form and the three character zones.

9.1 Activity in Character Zone 1

The area that has been classified as being characteristic of old town Bingley is now a relatively quiet residential area of the town. Although some of the premises were adapted to retail use in the course of the nineteenth century, this activity now focuses on the Main Street. Residential use has ensured that the buildings and their gardens are well cared for. In addition, the religious identity of this part of the town is marked, accommodating the Church and Church House and this implies that at one time this would have



The relative quietness of the predominantly residential area, classified as old town Bingley



The bustle of Main Street contrasted with the serenity of the riverside walk – both in Character zone 2

been the heart of the town. The area retains this aspect, with the green around the church providing a pleasant space for the public to relax during the summer months. The Old White Horse Inn, which continues in its original use, attracts life to old town Bingley.

9.2 Activity in Character Zone 2

The buildings of character zone 2 are used for a mixture of retail, civic, religious and leisure purposes, and a number of industrial warehouses are situated in the back street areas. It is consequently a much-frequented part of Bingley and is livelier than the northern zones. Main Street itself is particularly busy. Consequently, the economic pressure for change in the area is relatively high and the buildings have been susceptible to alteration, particularly shop fronts and other features that can be replaced easily. Many of the buildings that were built for a specific purpose such as the Mechanics Institute and the Old Fire Station have undergone changes of use to other town centre uses. The Mechanics Institute building is now a bar and the Old Fire Station is

expected to shortly be converted to a bar and restaurant. Nevertheless the lively town centre atmosphere is maintained. The small group of buildings over Ireland Bridge also fall into the category of business use, including offices and public house, however the residential use of a number of the buildings and their distance from the town centre, makes this a slightly quieter area. The area of green space down by the river is currently being cultivated as a nature reserve and offers a contrast to the built up busy town centre.

9.3 Activity in Character Zone 3

The residential use that dominates character zone 3 makes it a relatively quiet area of town. Bailey Hills Road is not a major thoroughfare and consequently traffic is light. The cemetery itself is a serene area that complements the peacefulness of the neighbouring residential area that buffers it from the bustle of the town centre.

10. Conclusion: Character Specification and Guidance

To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Bingley Conservation Area, things like,

- the style, form, orientation, massing, height and scale of buildings;
- the way the built structure interfaces with the spaces created;
- the width and orientation of streets;
- the colour and texture of the materials used;
- the topography and setting of the area;
- the roofscape and streetscape;
- how the area interacts with the surrounding environment;
- natural elements; and
- local detailing.

However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells, are all factors in creating the identity of the centre of Bingley. This section highlights the elements that contribute to the character and appearance of

the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation area, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).

Bingley Conservation Area covers what is now a bustling urban town centre, with echoes of a rural past. It can effectively be subdivided into three distinct character zones that are reflective of the period of development and use: Character zone 1: old town Bingley, character zone 2: commercial and civic Victorian / Edwardian Bingley and character zone 3: residential Victorian Bingley. A number of characteristics are common to the entire conservation area and some are specific to a given character zone and serve to accentuate the differences between them.

Characteristics Common to the Entire Conservation Area

| Common Characteristics | Guidance |
|---|---|
| <ul style="list-style-type: none"> • Topography and setting – set on a ridge of land between the River Aire and the Leeds to Liverpool Canal. Secluded due to the rising moorland that surrounds it in all directions. The woodland on the west bank of the river is particularly important to the rural connections of the village. The gentle slope of Main Street and the steep gradient of Bailey Hills Road open up views and vistas through the site and beyond its realms. | <ol style="list-style-type: none"> 1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP). 2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP). |
| <ul style="list-style-type: none"> • Visual connections with the industrial zone to the east of the Leeds to Liverpool Canal | <ol style="list-style-type: none"> 3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the Replacement UDP). 4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. The uniformity of the listed 2-10b Old Main Street has been lost due to stone cleaning some of the properties, but not the entire row. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the Replacement UDP). 5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the Replacement UDP). 6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the Replacement UDP). |
| <ul style="list-style-type: none"> • Traditional building materials – all of the buildings within the conservation area are constructed of local stone, which serves to unify the diverse forms and create a harmonious whole. Stone slate or slate are the principal roofing materials, timber was traditionally used for windows, doors and shop fronts, and cast iron for a small number of railings and gates. | |

| | |
|---|---|
| <ul style="list-style-type: none"> • Setted and flagged carriageways and footpaths. | <p>7. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of Replacement Unitary Development Plan).</p> |
| <ul style="list-style-type: none"> • Boundary walls – these are evident in back streets and yards to define spaces and the line of the roads. | <p>8. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Replacement Unitary Development Plan).</p> |
| <ul style="list-style-type: none"> • Permeability – footpaths and alleyways connect the roads of the area and offer a choice of | <p>9. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).</p> |

Characteristics of the Three Character Zones

| Characteristic | Character Zones | Guidance |
|---|---|--|
| <p>Architecture and building details</p> | <p>Character Zone 1:</p> <p>This area is dominated by vernacular style two and three storey stone cottages, with stone slate roofs. Typical features include, stone corniced chimney stacks, plain, sometimes painted, stone door and window surrounds, accommodating recessed mullioned timber, mostly sash, windows, timber doors and squared timber gutters. Some also have prominent kneelers, dentil courses, stringcourses, quoins and mid-nineteenth century shop fronts. These are built directly onto the rear of the footpath and despite being individual in design and orientation form a continuous built form along the street. Two particularly important buildings of the zone are the Grade II* All Saint’s Church and Ireland Bridge.</p> <p>Character Zone 2:</p> <p>In this zone two and three storey vernacular style buildings with shop fronts are juxtaposed with taller, more ornate buildings, constructed in an eclectic mix of styles, typical of the Victorian era, creating an interesting oscillating roofline. Buildings of the later Victorian / Edwardian era are constructed of stone with slate roofs, they typically have heavily detailed stone carving with particularly ornate window surrounds and doorcases, recessed timber sash windows and panelled doors, although all are very individual in design. Shop fronts are particularly prominent on the buildings of this area. The buildings of Main Street are built directly onto the rear of the footpath. The spacing of buildings on back streets is less regular, but often they line the streets creating a narrow passageway.</p> <p>Character Zone 3:</p> <p>This zone to the far north, situated on steep gradient of the winding Bailey Hills Road is a peaceful residential area of the town. It is dominated by Victorian terraced, semi-detached and detached properties, set at a distance from the street in small garden areas that are surrounded by low stone walls. The quiet leafiness of this zone is compounded by the expanse of the cemetery with its attractive chapels, lodge and weaving paths.</p> | <p>10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Replacement Unitary Development Plan).</p> <p>11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail. Special attention should be paid to the design of new shop fronts: new shop fronts must demonstrate a high standard of design and be sympathetic in design and materials to the building on which they are situated (see Policy BH8 of the Replacement UDP).</p> <p>12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Replacement Unitary Development Plan).</p> |

| | | |
|------------------------------|---|---|
| <p>Open spaces</p> | <p>Character Zone 1: This is a particularly leafy area. The expanse of lawn that surrounds the church, containing a variety of trees and gravestones used for paving is the most obvious green space within the conservation area and is significant to the quaint, rural, village feel of this part of the conservation area. The gardens that lead down to the river accentuate the residential qualities of the area and contribute to the attractiveness of the place. However the setted yards of the Old White Horse Inn and the yard to the rear of Church House (also earlier an inn) testify to their use as coaching yards.</p> <p>Character Zone 2: This area is highly built up. The only green areas are along and immediately next to the river and a row of trees along Busfeild Road, adjacent to the railway. The buildings typically have small hard surfaced yards. The arrangement of buildings has created small courts: King's Court and Queen's Court, which are particularly atmospheric of this urban zone. The setted surfaces of some of these areas contribute greatly to their integrity.</p> <p>Character Zone 3: The green expanse of the cemetery is significant to the dominant leafy, peaceful, image of this part of the town. The buildings themselves are also set in garden areas that relate to the size of the premises.</p> | <p>13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p>14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p> |
| <p>Street pattern</p> | <p>Character Zone 1: Narrow streets and footpaths in an organic street pattern. Old Main Street is setted and flagged.</p> <p>Character Zone 2: Wider streets. Main Street has a gentle bend that blocks extensive vistas through the area. The often setted back streets follow a grid like pattern, typical of the Victorian era.</p> <p>Character Zone 3: The winding Bailey Hills Road climbs the steep slope to the cemetery.</p> | <p>(see 9)</p> |
| <p>Activity</p> | <p>Character Zone 1: Quiet residential and religious area, although the Old White Horse Inn introduces activity to the area.</p> <p>Character Zone 2: Bustling commercial heart of the town, through which the major thoroughfare of the settlement passes. Some industrial activity is still evident in back street areas.</p> <p>Character Zone 3: Peaceful residential area, adjacent to the cemetery.</p> | <p>15. There should be a presumption in favour of retaining town centre functions in character zone 2 to preserve and enhance its bustling atmosphere.</p> |

11. Proposals

11.1 Conservation Area Boundary

The original conservation area designation focused on what has been classified as Old Town Bingley. The proposal in the draft of this Conservation Area Assessment to extend the conservation area to the south and north to incorporate the nineteenth and early twentieth century development of the town was widely supported and these areas have been added to Bingley Conservation Area. As the form of these areas, which include commercial and retail development, the railway station, housing and a cemetery, has changed very little since the early decades of the twentieth century, they are essentially well-preserved areas that relate to a particularly significant period in the development of Bingley.

The comments and suggestions received during the consultation period and at the Bingley Conservation Area workshop led to a re-assessment of the proposed conservation area boundary in order to determine whether suggested areas should be added to, or removed from the conservation area. The outcomes of the re-assessment of the boundary are as follows:

- **Extend the conservation area to include the River Aire and Riverside Walk where they abut the proposed conservation area.** The proposed conservation area already included the Aire to the south of Ireland Bridge as far as Airedale Street. However, the stretch of the River Aire and part of the Riverside Walk to the north of Ireland Bridge was not proposed to be included in Bingley Conservation Area. This stretch of the river and the walk is key to the conservation area's sense of place and views into and out of the market town and hence it is logical and practical to include all of the River Aire where it abuts land which lies within the conservation area. The boundary was not

extended to include the predominantly green and wooded areas to the west of the River Aire as this area is protected from development by virtue of its designation as Green Belt and policy BH7 of the Unitary Development Plan which protects the setting of conservation areas. The disused industrial site at Ireland Street is of no architectural and historic interest and awaits redevelopment and this will be in accordance with policy BH7.

Suggestions to include other parts of the built-up town centre were looked into, but it is felt that these areas are different in terms of the building grain and scale, strength of character and levels of architectural and historic interest are significantly different from the conservation area and would weaken the strength of the designation if included. Policy BH7 of the Unitary Development Plan will ensure that any new development on this site will not harm the setting of the conservation area. It is felt that the key historic and architectural features, such as Bingley Town Hall, the Butter Cross, stocks and Market Hall are all protected from inappropriate change through their status as Grade II Listed Buildings. Myrtle Park is protected through its designation as Recreational Open Space in the Unitary Development Plan.

11.2 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the town and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and he

local community. The proposals have been identified and prioritised in light of the public consultation by post, telephone and e-mail over January-March 2003 and the workshop held on February 6th 2003 at Bingley Arts Centre which followed the deposit of the draft of this assessment. The proposals, in order of priority are as follows:

- **Street Improvement Scheme:** Main Street is currently highly engineered to cope with the large quantities of traffic that once used it on a daily basis. The Bingley bypass has recently been completed, reducing the levels of through traffic along Main Street and presenting the opportunity to introduce a street improvement scheme, to reduce the number of road signs, bollards, railings and other elements that currently clutter the street. This could include a co-ordinated approach to the materials used for surfacing in the area and in the design of street furniture in order to enhance the character and appearance of the conservation area. The possibility of uncovering or relaying some of the setted areas could be investigated.
- **Guidance on the Maintenance, Repair and Restoration of Traditional Buildings:** Some of the traditional stone buildings of the area have unsympathetic replacement features and have undergone well intentioned but on occasions inappropriate repair. The production of a guidance note on the repair and maintenance of stone buildings, particularly vernacular style properties, of the region would increase awareness of fitting repair techniques.
- **Commercial Activity:** Commercial activity in the centre of town is diminishing. To tackle the negative impact of this on the character and appearance of the area, it is suggested that an application is made to English Heritage to establish the viability of a Heritage Economic Regeneration Scheme (HERS) in the conservation area. This would provide grants for the heritage led regeneration of the area, with an emphasis placed on employment-generating activities and general environmental improvements. Partnership funding from English Heritage, the Council and possibly other major stakeholders would provide the resources for such a scheme.
- **Environmental Enhancement:** Riverside Walk is an important footpath through the conservation area and contributes greatly to the permeability of the site. Although it is tended towards to the north, the entrance to the route from Millgate would benefit from some tidying up. The improvement of other open spaces would contribute to the amenity value of Bingley Conservation Area.
- **Shopfront Design:** Much of the interest, consistency and character of Main Street is derived from the survival of historic shopfront details to many of the buildings. Design guidance could be produced to show how alterations to shopfronts, whether traditional or modern, could be undertaken in a way which is appropriate to Bingley. A document which clearly sets out the principles of good traditional shopfront design would help to conserve the character of Main Street.
- **Monitor Planning Applications:** Planning applications will be monitored more closely in line with the guidance given in the previous section of this document. This guidance complements and expands upon policies set out in the Unitary Development Plan and applies them to the special circumstances of Bingley.



Appendix 1:

Map of Bingley Conservation Area



Appendix 2:

List Descriptions of the Listed Buildings in
Bingley Conservation Area

Appendix 2: List Descriptions of the Listed Buildings in the Bingley Conservation Area

2, 4, 6, 8, 10a, 12 and 12a Old Main Street (also listed under Keighley Road) – Grade II

Row of 8 cottages. Probably mid C18 with some C19 alteration. Hammer-dressed stone, stone slate roof. 3 storeys. 6 bays. 1st bay slightly canted from others, following street alignment, has segmental-arched entry with voussoirs, skewbacks and tie-stone jambs (now altered to form a window; above is 3-light window with 2-light to 2nd floor. All other bays have, to ground floor and 1st floors, a 3-light flat-faced mullioned stepped window with a wider central sashed light with inner chamfered mullions. 2nd floor has 2-light windows to bays 2 and 3, 3-light to bays 4 and 6, 5th bay has C19 canted wooden oriel. Doorways with tie-stone jambs set between each bay except bays 2 and 3. 7 ridge stacks.

14 (Old School House), 14a, 14b and 14c Old Main Street – Grade II

Formerly the Grammar School and Master's House, now forms four dwellings. Late C18 with early C19 extension. Hammer-dressed stone, ashlar quoins, stone slate roof. 2 storeys. Original house to left of 5 bays with quoins, the central bay is wider and projecting with pedimented gable. Doorway in 2nd bay, approached up a flight of 6 stone steps, has wooden doorcase with overlight and cornice. Bays 1, 2, 4, and 5 each have sashed window with slightly projecting surrounds. Central bay has tripartite sash window to each floor with fire-mark set under projecting eaves band. Roof hipped on left. 2 ashlar ridge stacks to either side of bays 4 and 5. C19 addition to right has 3 ground-floor and 2 1st-floor sashed windows and gable stack (truncated) to right.

54 and 56 Old Main Street – Grade II

Handed pair of cottages. Initialled and dated JHH 1777. Hammer dressed stone, ashlar quoins, stone slate roof. 2 storeys. 2 single cells, double depth. 1st floor band. Central pair of doorways in linked surrounds over which is date-stone. 2 light flat-faced mullioned windows with slightly recessed mullions to each floor, those to 2nd cell replaced in keeping c1894; ground floor of 1st cell has window altered to C19 to shop front with slim pilasters, frieze and cornice. Gable stacks. Rear: central doorways with interrupted jambs each have a single-light flat-faced window above. To either side on each floor 3-light flat-faced mullioned windows with slightly recessed mullions. That to 1st floor left has mullion removed and horizontal-sliding sash. RCHM (England) and WYMCC report.

58 Old Main Street – Grade II

House. Probably C17, in origin, altered late C18, front rendered mid C20. Large roughly-dressed rubble brought to course (visible at rear), stone slate roof. 2-storeys. Gable fronted single cell, double depth. Doorway with monolithic jambs to left of 2-light flat-faced mullioned window retaining 12-paned sashes; single light (former fire-window). 1st floor has 2-light window. Central ridge stack. Rear has C17 windows blocked as at front.

74 Old Main Street – Grade II

House. Mid-late C18. Hammer-dressed stone, ashlar dressings, stone slate roof. 2 storeys. 3-bay symmetrical façade. Plinth, rusticated quoins, moulded band. Doorway with eared architrave and overlight with glazing bars, 6-panel door. All windows have architraves, moulded sills and connecting aprons; that to centre has eared

architrave. Coped gables with kneelers and stacks.

Rear: windows have raised plain-stone surrounds with tall cross-window to light stair; part of cross-window survives to 1st floor right indicating that all windows were probably cross-mullioned originally. Central doorway has chamfered surround.

76/78 Old Main Street – Grade II

House, now shop and flat above. Probably mid C19. Hammer-dressed stone, stone slate roof. 2 storeys. 4 windows to 1st floor. Large shop window to left has wooden pilasters, entablature and cornice. To right 2-light flat-faced mullioned window and doorway with monolithic jambs. 1st floor has 2 single-light windows and 2 of 2 lights. All have modern small-paned glazing. Coped gable with finial to left gable. Central ridge stack.

Barn attached to No. 78 Old Main Street – Grade II

Barn, now shop. Early-mid C18. Hammer-dressed stone (white-washed), stone slate roof. 4 bays. 2 segmental-arched cart entries both with chamfered surround to arch. Set between small doorway and window with chamfered surround. Rear has similar cart entry opposite that to centre.

Old White Horse, 80 Old Main Street – Grade II

House, now public house. Mid C17 with mid C20 alteration. Rubble brought to course (white washed), stone slate roof. 2 storeys. 3-cell hall-and-crosswing plan. Wing to left breaks forward and has quoined angles, 5-light double-chamfered mullioned window with hoodmould to each floor and doorway to right with hoodmould. Coped gable with kneelers and finials to eaves and apex. Hall range has 4 altered windows of 3 lights to ground floor but with two 3-light double-chamfered mullioned windows to 1st floor with lateral stack between. Stack to right gable which is coped with kneelers and finials. Left-hand return of wing has 2-light window with hoodmould to ground floor right and C18 window with architrave and block keystone to 1st floor; other windows C20. Stack to gable and one other.

11 and 13 Old Main Street – Grade II

Handed pair of cottages. Mid-late C18 largely remodelled early-mid C20. Hammer-dressed stone, stone slate roof. 2-storeys. 3 bays. Quoins. Paired central doorways have raised interrupted jambs and triangular pediments. To either side 4-pane sash windows with lintels and sills. Coped gables with kneelers and stacks. Included for group value.

Gate piers to Church of All Saints, Old Main Street – Grade II

Gate piers to churchyard. Mid C18. Ashlar. Square rusticated piers with plinth cornice and simple caps which may be a later replacement.

Church of All Saints, Old Main Street – Grade II*

Church. Late C15 with C19 additions and alterations, restored c. 1871. Large coursed gritstone, hammer-dressed stone to C19 work, stone slate roofs. Chancel with aisles, nave with clerestory and aisles, south porch and west tower. Perpendicular and Decorated style. Late C15 embattled tower with offset diagonal buttresses, clock and sundial. Point-arched west door set in base of tower with 3-light traceried window above and 2-light window below. Top stage, C19 with 2-light belfry openings. Buttresses rise into crockets. 4-bay nave with 2-light windows to aisle much renewed C19. 2-light clerestorey windows. Gabled porch set in 1st bay of aisle. Lower and narrower chancel with lean-to 2-bay south aisle with 3-light windows. Set in return wall of aisle is 5-light late C14 window with panel tracery. 5-light East window with panel tracery. The “Ferrand Pew” added to north aisle c1831 in Gothic Revival styles with embattled parapet and 2 octagonal chimneys.

Old Railway Shed, Keighley Road – Grade II

Railway shed depot. Mid C19 for the Midland Railway. Thin-coursed hammer-dressed stone, Welsh blue-slate roof. 2-storeys, 13 1st floor windows. All windows are segmental-arched with voussoirs. Ground floor has 3 wide doorways and 9 windows protected by timber canopy which has 2 gable hoists. 1st floor has 13 smaller windows with 5 set between the hoists. Rear has 15 bays of windows, longer to ground floor. Stack to right gable. 3 roof lights to either pitch.

Barn and cottage attached to rear of Old White Horse at junction with Ireland Bridge parapet, Millgate – Grade II

Barn and cottage. Mid-late C18 with some inserted windows mid C19. Hammer-dressed stone, stone slate roof. 1 storey with basement. 4 bays. Quoins to left end only. Reads from left: doorway with tie-stone jambs, 3-light flat-faced mullioned window; follows slope of hill, segmental-arched cart-entry with skewbacks and doorway with tie-stone jambs (both blocked) to basement with inserted window above; 3-light flat-faced mullioned window with recessed mullions to each floor, that to basement lacks mullion, inserted window to each floor. Gable stack to left. Included for group value.

**Millgate Antiques and Curio Cottage (1 and 3)
Millgate – Grade II**

Three cottages, now shops. Mid-late C18. Partly rendered rubble (white washed), stone slate roofs. 2 storeys. L-shaped. Elevation to road has 2 doorways with monolithic jambs, set between is canted bow window with former 3-light window above. To right end, window with plain stone surrounds with gudgeons for shutters with 3-light flat-faced mullioned window with recessed mullions above. Coped gable to right with stack (brick). Right-hand return has single-cell cottage attached to rear. This has doorway with tie-stone jambs to left of 3-light window with same above. Truncated gable stack to right.

Ireland Bridge, Millgate – Grade II*

Road-bridge over River Aire. Re-built 1686, parapet may be C18. Dressed stone. 6 segmental arches with pointed cut-waters with pyramidal caps and projecting piers above. Band, parapet with chamfered coping. Abutments to north, those to south damaged. Southernmost arch spans millrace.

A large elegant well-preserved bridge in virtually unaltered condition. Prominently sited close to the Parish Church.

Former Library Premises, Main Street – Grade II

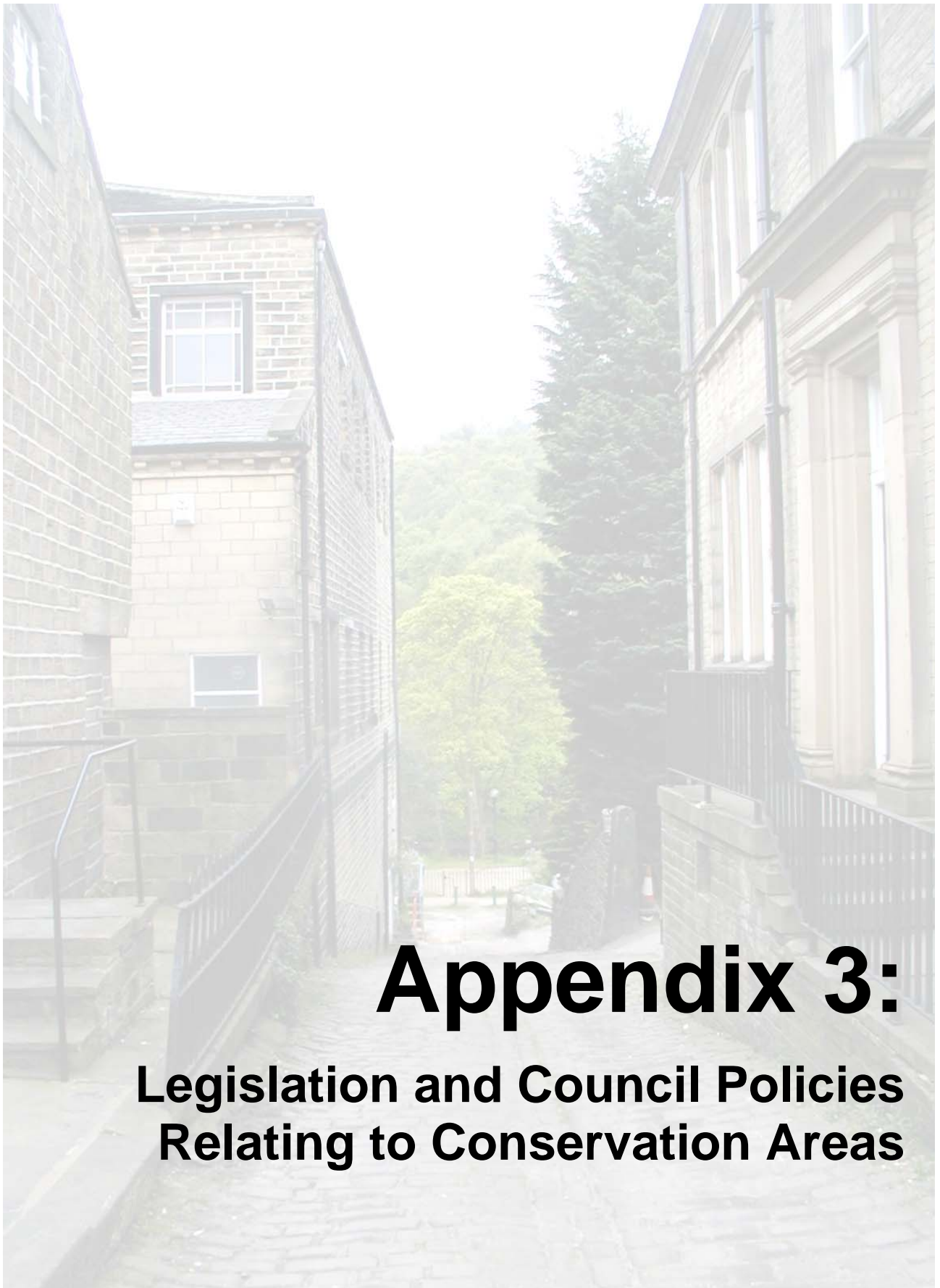
Former library. Mid C19. Hammer-dressed stone with polychrome ashlar dressings, blocked slate roof. Gothic Revival style. 2 storeys and attic. Street front: prominent gable with separate porch to left containing pointed-arched cusped doorway with moulded crested ridge. Library has 3 bays of 2-centred arched cusped doorway with moulded surround and colonnettes, steeply-pitched coped gable with ornamental crested ridge. Library has 3 bays of 2-centred arched cusped windows with continuous hoodmould. Set in bays between at 1st floor, 2 tall 2 centred arched 2-light mullioned and transomed windows with geometrical tracery and sill band. Set under: 2 quatrefoil panels with foliage carving and carved ribbons inscribed respectively "Public" and "Library". Set above: clock in circular panel. Steeply pitched coped gable with kneeler and stack to apex with 2 coupled octagonal ashlar flues. Rear has bay with hipped roof against main gable with ridge stack. Right-hand return of 5 bays with 2-centred arched cusped windows to ground floor and 2-light double-chamfered mullioned windows above. Left hand return: 3 bays of similar windows. Louvre to ridge and 3 gabled vents to each pitch of roof.

Prominent within the town.

Old Fire Station, Market Street – Grade II

Fire station, no longer used as such. C1900. Ashlar, Welsh blue-slate roof. 2-storeys with 4-storey tower rising out of rear pitch of roof. House to left, slightly lower: 4 bays with doorways in bays 2 and 4, windows with lintels and sills to bays 1 and 2, coped gables and stack to left. Engine-house to right has 3 tall doorways fronted by glass-roofed canopy, carried on slender cast-iron columns. 1st floor has window either side of arched window which rises above roofline under shaped gable with finial. Decorative ventilator to ridge. Tower has shaped parapet surmounted by open wooden structure originally for hanging hoses in for drying.

Prominent within the town.



Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: Legislation and Council Policies Relating to Conservation Areas

This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.

Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.

- Before works can be carried out to trees of more than 7.5cm diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently (June 2001) published the first deposit of the 'Replacement Unitary Development Plan', which will ultimately, following a period of consultation and amendment, form the basis of decision making on planning applications in the district. The adopted *Unitary Development Plan* has only two policies relating to conservation areas:

Policy EN23

Development within conservation areas shown on the proposals map or subsequently designated, including extensions or alterations to existing buildings, should be sympathetic to the character and appearance of the conservation area by satisfying all the following criteria:

- 1) Be built of materials which are sympathetic to the conservation area;
- 2) Incorporate appropriate boundary treatment and landscaping;
- 3) Be of a scale and massing appropriate to the immediate locality;
- 4) Must not result in the loss of open space which contributes to the character and appearance of the conservation area.

Development close to the conservation areas which is highly visible from within or has a significant impact on their setting should ensure that the scale, massing and materials are appropriate to the character and appearance of the conservation area.

Policy EN24

Planning applications for the reuse or conversion of large historic buildings in conservation areas will be granted, provided that their important characteristic features are retained, proposals for the demolition of large historic buildings in conservation areas will not normally be permitted.

The first deposit of the Replacement *Unitary Development Plan* increases the number of policies pertaining to conservation areas, which are listed below. These are likely to be subject to alteration in the course of the consultation process. The intention of increasing the number of policies is to provide a more consistent and effective control to ensure the conservation of our local heritage.

Policy BH7: Development within or which would affect the setting of conservation areas

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to respect the character and appearance of the conservation area. The council will actively support the use of new designs and materials for infill schemes as an alternative to traditional building methods where the applicant can demonstrate the highest standards of design and detailing whilst respecting the scale of development setting and historic value of the conservation area.

Policy BH8: Shop fronts in conservation areas

Within conservation areas proposals affecting existing shop fronts or proposals for new shop

fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not normally be permitted on buildings without a shop front or fascia.

Policy BH9: Demolition within a conservation area

Within conservation areas, permission will not be granted for the demolition of buildings, walls or features which make a positive contribution to the special architectural or historic interest of the area.

Policy BH10: Open spaces within or adjacent to conservation areas

Planning permission for the development of any open area of land or garden within or adjacent to a conservation area will not be granted if the land:

- 1) Makes a significant contribution to the character of the conservation area.
- 2) Provides an attractive setting for the buildings within it.
- 3) Is important to the historical form and layout of the settlement.
- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.

Policy BH11: Space about buildings

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration may be given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

Policy BH12: Conservation area environment

The visual impact of traffic management schemes, parking, provision of street furniture, the reintroduction of historic features and the introduction of new features into a conservation area.

- 1) The design, materials and layout of traffic management and parking areas must minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture should be appropriate design and materials that

preserve or enhance the character of the surrounding street scene.

- 3) Proposals for resiting an historic feature or for the introduction of a well designed new piece of public art or street furniture will be encouraged where it can be shown that enhancement of the character or appearance of the conservation area will result.

Policy BH13: Advertisements in conservation areas

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. In principle, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.
- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.

In addition to these there are separate policies relating to the **listed buildings** within the confines of the conservation area:

Adopted Unitary Development Plan

Policy EN20: Alterations to Listed Buildings

Planning permission for the alteration or extension of listed buildings will normally be granted provided all of the following criteria are satisfied:

- i. The essential character of the building is preserved;
- ii. Features of special interest are preserved;
- iii. Materials sympathetic to the listed building are used;
- iv. The development would be of appropriate scale and massing.

Policy EN21: Setting of Listed Buildings

Planning permission for development close to listed buildings will be granted provided it does not adversely affect the setting of listed buildings.

Policy EN22: Listed Agricultural Buildings

Planning permission for the conversion of listed agricultural buildings to residential use will not be granted unless the developer can clearly demonstrate that the character and essential features of the building will not be harmed.

First Deposit Replacement Unitary Development Plan

Policy BH1: Change of Use of Listed Buildings

Where possible the original use of a building should be retained or continued. Change of use will only be supported where the applicant can demonstrate that the original use is no longer viable and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) The alternative use is compatible with and will preserve the character of the building and its setting.
- 2) No other reasonable alternative exists which would safeguard the character of the building in its setting.

Policy BH2: Demolition of a Listed Building

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) Every possible effort has been made to repair and restore the building and to continue the present or past use;
- 2) It has been impossible to find a suitable viable alternative use for the buildings; and
- 3) That there is clear evidence that redevelopment would produce substantial planning benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

Policy BH3: Archaeology Recording of Listed Buildings

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

Policy BH4: Conversion and Alteration of Listed Buildings

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

-
-
- 1) *Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;*
 - 2) *Is appropriate in terms of design, scale, detailing and materials;*
 - 3) *Would minimise the loss of historic fabric of the building.*

Policy BH5: Shop Front Policy For Listed Buildings

Proposals for the repair or alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted consent on a listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.

Policy BH6: Display of Advertisements on Listed Buildings

Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:

- 1) *The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) *The advert is not an internally illuminated box.*
- 3) *If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*

Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.

Contacts

To register your comments or for further information please contact:

The Conservation Team

Transportation, Design and Planning Service
The City of Bradford Metropolitan District Council
8th Floor, Jacob's Well
Bradford
BD1 5RW

E-mail: conservation@bradford.gov.uk