

# **Keighley Town Centre**

**Conservation Area Assessment  
(Incorporating the former Temple Street and Church  
Street Conservation Areas)**

146



# Acknowledgements

---

We would like to thank:

West Yorkshire Archaeology Service (WYAS) for providing historical and architectural information about Keighley Town Centre.

The residents, property owners and people involved in trade and business and other groups based in Keighley Town Centre, including Devonshire Street Business Watch, who attended the workshop held at Keighley College or sent comments and suggestions to the Conservation Team during the consultation period. The input of the local community has been fundamental to the redrafting of this assessment in its final form.



---

---

# Contents

1. Introduction	3
2. History and Archaeology	5
3. Architecture and Building Materials	11
4. Setting and Landscape Qualities, Views and Vistas	25
5. Character and Appearance	31
6. Conclusion	37
7. Preservation and Enhancement	39
Glossary of Terms	43
Further Reading	43
Appendix 1: Map of Conservation Area Boundary	45
Appendix 2: List Descriptions of Listed Building within Keighley Town Centre Conservation Area	47
Appendix 3: Legislation and Council Policies Relating to Conservation Areas	53
Contacts	62



---

---

# 1. Introduction

---

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 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). Church Street Conservation Area was one of the first to be designated in the area in August 1973 and is now one of the fifty-six conservation areas within the confines of the City of Bradford Metropolitan District. It covers a small area of 2.08 hectares (5.14 acres), of what has traditionally formed the heart of Keighley, encompassing Keighley Parish Church and Hattersley's Crescent. Temple Street Conservation Area borders Church Street Conservation Area to the north. It was designated in July 1978 and covers an area of 2.98 hectares (7.36 acres), reflecting several aspects of Keighley's development that pertain to both its pre and post Victorian prosperity. In compiling this assessment, the suggestion that these two conservation areas could be compounded into one larger designation, as there is no clear line of character demarcation between the two, received no objection from the community. The new conservation area, which covers the key historical developments in Keighley Town Centre and will therefore be henceforth entitled 'Keighley Town Centre Conservation Area'. A draft and summary of this assessment was placed on deposit on 2<sup>nd</sup> August 2002 and comments and suggestions were invited via post, telephone and e-mail in addition to a workshop held at Keighley College on 22<sup>nd</sup> August 2002 which discussed the character of Keighley Town Centre and consequently the conservation area boundary and the proposals for its preservation and enhancement.

The interaction of the buildings and spaces within conservation areas create unique environments, which constitute irreplaceable components of our local, regional and national heritage. It is the responsibility of the Local Planning Authority to

designate conservation areas, which confers a general control over the demolition of unlisted properties within their confines, strengthens controls over minor development and makes special provision for the protection of trees. The objective of these measures is to provide for the preservation of the essential character and appearance of the area, in order to maintain or improve its environmental quality and safeguard local distinctiveness and sense of place, within a framework of controlled and positive management of change.

The new conservation area incorporates the Temple Street and Church Street Conservation Areas, and extends the area afforded the level of protection that conservation area designation confers to a much wider area of central Keighley. Many of the Victorian and Edwardian buildings of the settlement are currently not protected and yet form a very important part of the image of the place and encapsulate a significant period in the town's development. The boundary has been drawn to include the buildings and spaces of the town that are of local historical and architectural interest and perform central functions, as well as the nuclear area to the south where the settlement originated. Areas that are predominantly residential have been largely excluded, as they are judged to be peripheral to this central area (see Appendix 1 for map of the conservation area boundary).

The City of Bradford Metropolitan District Council has prepared this conservation area assessment (January 2003) in order to fulfil its statutory duties under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (2) of this act places a duty on the Local Authority to review its conservation areas from time to time, and Section 71 to formulate and publish proposals for their preservation and enhancement. The principal objectives of this document are to:

- 
- 
- Define and record the special interest of Keighley Town Centre Conservation Area;
  - Reassess the boundaries of the Church Street and Temple Street Conservation Areas and the rest of the historic core of the settlement to ensure that the designation reflects the area of special interest;
  - Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the preservation and enhancement of the character of the areas; and
  - Assess the action that may be necessary to safeguard this special interest.

**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.** The last bullet point in the above list refers to the Preservation and Enhancement section of this assessment. The enhancement proposals were prioritised by the community and stakeholders at the workshop and during the consultation period which followed the deposit of the draft of this assessment. The preservation and enhancement of Keighley Town Centre is chiefly concerned with environmental improvements, stimulating investment into the area and its built fabric and the production of design guidance for shop fronts and new development. The enhancement proposals of this report should influence the way Keighley Town Centre is managed in years to come.

This assessment should be read in conjunction with *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.

---

---

## 2. History and Archaeology

---

### **Summary of the Historical Interest of Keighley Town Centre Conservation Area**

- *The conservation area is of particular local interest as it effectively charts the development of the town and records its nineteenth century wealth and prestige. The structure of the conservation area itself has remained very much unchanged since the turn of the nineteenth / twentieth century.*
- *To the south, the early street pattern of the settlement is retained, testifying to early thoroughfares through the region. The High Street area was the site of the earliest settlement and some of its historic features, such as the market and corn mill were situated in the vicinity. Some relics of this bygone age survive, such as the fragment of the market cross and the siting of the church.*
- *The buildings of the conservation area testify to the wider trends of the Victorian period, which culminated in a rapid period of urbanisation and unprecedented technical, social, economic and religious changes that transformed the country into a great colonial power.*
- *The North Beck remains a visible part of the conservation area designation. It is a particularly important historical element of the town, as not only did it play an important part in the original siting of the settlement, but also provided the original power source for its nineteenth century industrialisation.*

Keighley Town Centre Conservation Area centres on the historic core of Keighley, encompassing its oldest buildings and early street layout and charting its progression from a small agricultural settlement to a distinguished Victorian industrial town.

The settlement originated where the River Aire meets the River Worth, now to the south-east of the town centre. These watercourses provided an important water source on which the siting of the early settlement was no doubt dependent and remain a visible component of the town today, particularly North Beck on the southern boundary of the conservation area. However, there is no clear indication of when the settlement was initially established and details of its early development are vague. Tools of prehistoric flint workers and Bronze and Iron-Age earthworks and stone circles, found in the surrounding moorland, testify to early habitation in the area, but do not relate directly to Keighley itself. A prehistoric cup and ring found in the Upwood near Keighley is usually displayed in the town, on Bow Street close to the junction with North Street. The Domesday Book (1086) provides the first documentary evidence of a settlement on the site. At that time 'Chicehlai', which Keighley was then called, comprised of two manors. Within two centuries of the Domesday survey, the de Keighley family had come into possession of the estate as under-tenants and continued to hold the manor until the sixteenth century, when a de Keighley heiress brought it to the Cavendish family. Thence it descended to the Dukes of Devonshire. The street names of modern Keighley reflect the influence of each of these major landowning families.

Henry Keighley obtained a market charter for the settlement in 1305 and for hundreds of years a market was held on Church Green every Wednesday. In 1833 it was moved to the adjacent site, now a car park, where it remained until the new covered market was built in 1971. The Market Cross was discarded in 1833, but was re-erected in its present position, outside of St Andrew's Church, close to its original site, in 1948 and stands as evidence of the historic use of this piece of land. By the seventeenth century the settlement



*William Senior's map of Keighley (1612)*

had evolved into a small market town centred around its parish church, which stood on the site of St. Andrew's Church. The road layout of the settlement at this time can be tentatively interpreted from William Senior's 1612 map (see above). There were essentially, it seems, two distinct parts to the town. To the east, regularly-spaced dwellings extended along both sides of Low Street, the north row of which had rectangular crofts to the rear that were set at right-angles to the street. The regularity of these buildings suggests that this was a planned element constructed at one time, probably before the mid fourteenth century. High Street, to the west, however is probably the oldest part of the settlement and at this time sat between two greens, which may be reflective of the two Anglo-Saxon Manors. Upper Green is shown on the Ordnance Survey Map of 1849 (see map below) to have been situated at what is now the point where High Street joins Oakworth Road, and Church Green would have occupied the northern part of Church Street. The Old Bridge over the North Beck was once situated to the south of High Street and the west of Bridge Street (see 1849 Ordnance Survey Map) and it is likely that the alignment of the southern part of Church Street is reflective of the fact that it formed the route from the Church to this bridge. The site of Keighley Old Mill, downstream from the Old Bridge, is also apparent from the 1849 Ordnance Survey Map.



*Close up of 1852 Ordnance Survey Map - Surveyed in 1849*

This was probably positioned on or near to the site of the medieval corn mill, which was first recorded in the twelfth century: the new bridge situated adjacent to it is now fittingly referred to as Corn Mill Bridge. Although the Old Bridge and old mill have been lost during the redevelopment of the town, much of the old street pattern of the settlement,

---

---

particularly High Street, Low Street and Church Street, have survived and a number of Keighley's oldest buildings remain in the vicinity. The historic interest of this part of the town is therefore indisputable.

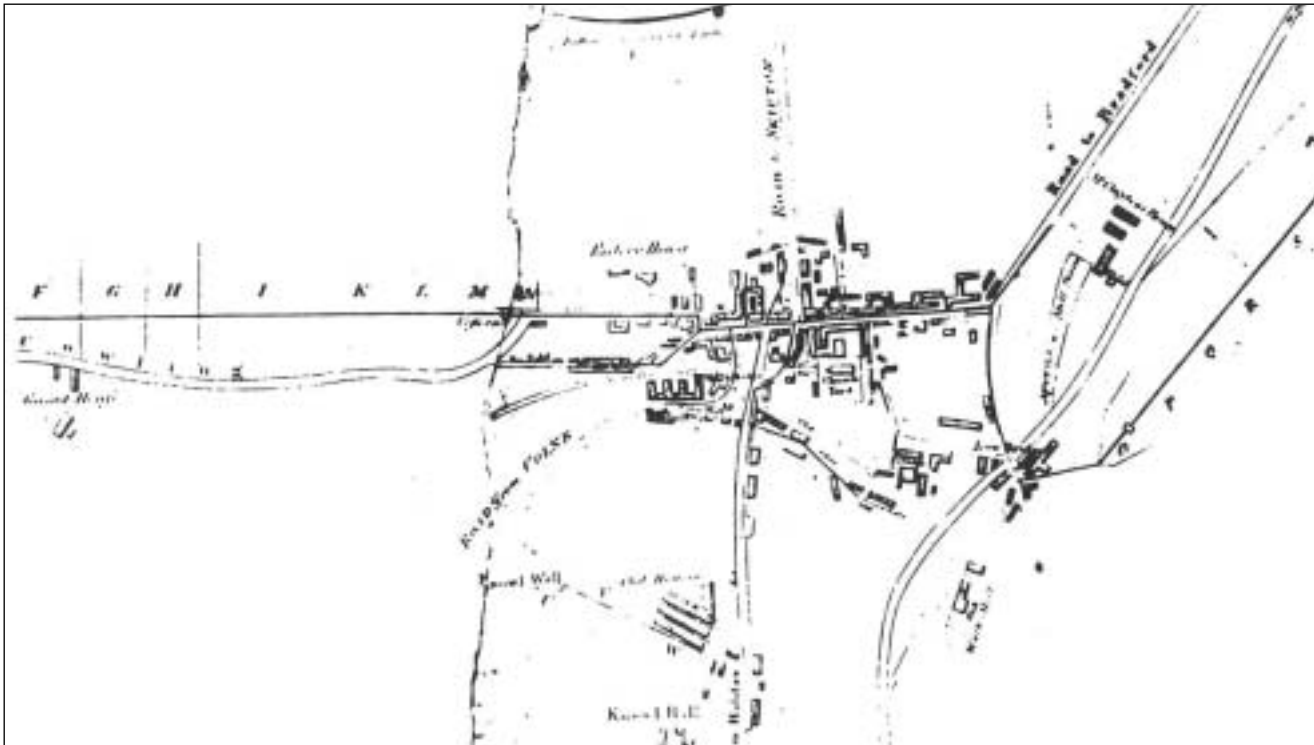
During the sixteenth and seventeenth centuries, a thriving cottage industry based on woollen and worsted production established itself in the town and expanded the range of employment provided in the area. By the mid-eighteenth century, the main occupations of the town had become farming, milling and carpentry. A number of buildings in the south of the conservation area still stand as evidence of this era in Keighley's history. By this time Keighley, like many other local communities, witnessed considerable activity by Nonconformist preachers. Both John and Charles Wesley preached in the town in 1746 and the first Wesleyan Methodist preaching house was opened in Temple Row in 1754, at which time the area around it was still largely rural. This was replaced by a bigger Eden Chapel in 1811 and the current Methodist Chapel (now a Mosque) in 1846. These structures are physical evidence of the religious undercurrents that were sweeping the country: the move away from Anglicism and Roman Catholicism, which were identified with the older social order. But the changes the country was undergoing were far greater than this and the physical form of Keighley, like many towns, effectively chronicles them.

The face of Keighley changed forever with the rapid industrialisation of the settlement that occurred during the late eighteenth and nineteenth centuries. The town was perfectly sited to take advantage of the technical developments of the early Industrial Revolution, with its watercourses providing a ready power source for the new machinery. A number of turn of the eighteenth / nineteenth century industrial structures continue to stand on the banks of the North Beck, testifying to its industrial significance. Transportation improvements also provided Keighley with a spur to development, as they provided a means of getting the products of industrial processes to a wider market. The establishment of the Keighley to Kendal Turnpike Road in the latter half of the eighteenth century and the opening of the Bingley to Skipton stretch of the Leeds to Liverpool Canal in 1773 were both particularly important developments for the town. The beginning of the Industrial Revolution in Keighley and the wider area came with the establishment of a cotton spinning mill (Low Mill), the first in Yorkshire, in the town in 1780. The mill was later converted to worsted manufacture, which ultimately became the

major textile manufactured in the settlement. Industrial development continued apace, with the introduction of steam power, however it was not confined to textile production alone; the machinery trade became as important as the mills themselves, with numerous iron founders and machinery makers establishing businesses in Keighley.

The rapidity with which the town grew during the nineteenth century was unprecedented, with the population rising from 5,745 in 1801 to 41,563 between 1801 and 1901, as people flocked to the town to find employment in its newly developed industries (Dewhirst). This trend is reflective of the wider pattern of urbanisation that was taking place across the country at the time, spurred by the industrial advances of the day. These changes were to make Britain the great colonial power that she became, and are clearly therefore an important part of the country's history. The construction of mills and rise in population occasioned the growth of the town, with most of the new development taking place to the north of the traditional core of the settlement. New roads were established, both as means of improving communications and on which to construct the new buildings needed to accommodate the functions of the town. North Street, the road that opened up this northern area, was laid out in 1786 marking the beginnings of the new development; prior to this Cook Street was the major route north. However, the success of the town's industries was always dependent on effective means of transportation of their goods. The Bradford to Keighley turnpike road was opened in 1814 and more importantly the railway linking Keighley to Leeds was established in 1847. Twenty years later, local businessmen built a branch line from the town up the Worth Valley to Oxenhope, the main purpose of which was to provide cheap coal to the town's textile mills. However, by 1848 most of the roads in the conservation area had been established along their present course.

A comparison of a map of the town dating from 1816, which accompanied the Act for "better supplying of water for the inhabitants of the town" (see page 8), and the Ordinance Survey from 1849 shows how extensively the shape of the settlement changed in that short margin of time. The expansion of the town was so rapid that squalid conditions came to predominate in the centre. Consequently, although the second half of the nineteenth century saw the continued growth of the town, it also saw a vast amount of rebuilding and street improvements, the results of which form largely what we would recognise as Keighley



Keighley in 1816, from the plan accompanying the Act for "better supplying with water the inhabitants" of the town. Source: Dewhirst (1974)



1852 Ordnance Survey Map – surveyed 1849



*North Street from the cross – Photo: W. Speight. Source: Official Guide to Keighley*

today. During this period, the country as a whole was undergoing massive constitutional changes, which resulted from the economic and sociological changes occasioned by the Industrial Revolution. A new class of individuals, businessmen, were rising to positions of eminence in society and towns that were previously dominated by the aristocracy and gentry, were now given the power to introduce a more democratic and efficient administration. Keighley became a borough in 1882 and the town council, which incited much of the improvement, was established. Keighley was transformed: “steadily, through the eighties and nineties and as the century turned, the narrow hotch-potch town took on a more spacious air. The mighty ornamented banks went up along a widened North Street” (Dewhirst 1974). Church Street and Cavendish Street, which had once been a narrow way cutting across the old Town Field, were also widened and redeveloped. Cavendish Street became a grand Victorian shopping street, the facades of which were intended to impress visitors as they arrived from the new train station, opened in 1883. All of the new buildings were ornate and worthy of a town of such wealth and prestige, as a result of its industrial might, and reflect the strong sense of civic pride that had developed. Individual businessmen, such as

George Hattersley and Sons, who redeveloped the south side of Church Street in the 1890s, commissioned some of the new buildings, others were public institutions. These civic buildings are reflective of the new administrative structure of towns and also of the philanthropic attitude that was fashionable in the late nineteenth century, whereby richer members of society provided facilities for the less well off. New building types, such as the Town Hall and library, appeared for the first time in the town.

Transportation methods within the town in the later years of the nineteenth century also had a considerable influence on the continued development of Keighley. As movement became easier, it was possible for people without their own personal means of transport to live at greater distances from the town centre. Horse tramways were first laid down by a private company in 1889, but were taken over by the Keighley Corporation in 1901 and worked until 1904, when the system was electrified. The 1908 Ordinance Survey Map (see page 10) shows the shape of the town centre in its heyday, with electric trams running the length of North Street, Cavendish Street, Bridge Street and Church Street. The tramways would have added vibrancy to these streets. However, Keighley was

---

---

very progressive in its transportation system and became the first town in the country to scrap its tramway system completely in favour of a trackless one.



Ordnance Survey Map 1908

Although the centre of Keighley has undergone fairly radical changes in recent decades, a comparison of a modern map of the town and the 1908 Ordnance Survey Map reveals that there has been very little alteration to the area covered by the conservation area since the town's heyday, and consequently much of the splendour has been retained. The laying out of Town Square in the early twentieth century added to the grandeur of the town centre, especially when the spire of the Mechanics Institute stood proudly to the north. Unfortunately the Mechanics institute was largely destroyed by fire in the 1960s and has been replaced by a distinctly 1960s structure. A number of the buildings on North Street have also been replaced by late twentieth century structures, yet the overall image of the Victorian / Edwardian nature of the street dominates. Many of the buildings from this era were destroyed during the 1930s slum clearance and to make way for the 1960s Airedale Centre. Consequently, those that are retained form the only record of this important part of Keighley's history.

*Town Hall Square, prior to the burning down of the Mechanics Institute. Source: Keighley Official Guide.*



---

---

## 3. Architecture and Building Materials

---

### **Summary of the Architectural Significance of Keighley Town Centre Conservation Area**

- *Keighley Town Centre Conservation Area accommodates many listed buildings, which are already recognised for their historic and/or architectural merit.*
- *Retains examples of the vernacular style, which is a local style unique to the area. These record past traditions and building techniques, which have been largely lost in the modern world, where architecture has become more standard across the country and the distinctiveness of places is being eroded. Typical features of vernacular buildings of the area include: local stone; stone slate roofs, simple openings with plain surrounds, timber sash-and-case windows and timber shop fronts.*
- *The Victorian buildings record a time of great prosperity for the town and chart the progression in architectural fashion through the era. Typical features of these buildings include: local stone, Welsh slate roofs, sliding sash timber windows, often mullioned and transomed windows, panelled doors, timber shop fronts, ornate stone carving and an eclectic mix of styles. Most were designed by local architects and are therefore again distinct to Keighley.*

Architecturally the boundary of the conservation area incorporates a variety of ages, types and styles of buildings, which are all intrinsic to the historical development of Keighley and integral components of the functions of the town centre.

The oldest buildings, dating from the eighteenth and early nineteenth centuries, are clustered to the south of the conservation area around the High Street, Church Street, Chapel Lane and Temple Street areas. These structures are typically vernacular in style, in that they are traditional in design and built of locally available materials, making them peculiar to the area in which they are situated. They are fine examples of past craftsmanship and contribute greatly to the distinctiveness of the town. The traditional building materials of Keighley are honey coloured stone and stone slate for roofing. Although stone continued to be the main building material until well into the twentieth century, stone slate was quickly superseded by the use of Welsh slate when distribution and transportation became easier in the early decades of the nineteenth century. Consequently, where stone slate survives, every effort should be made to ensure that it is retained.

40 and 42 High Street is thought to be the oldest building in the town centre, with a seventeenth century rear wing and an early to mid eighteenth century frontage; it is conferred Grade II listed status accordingly. The two storey building, constructed of coursed stone with a steeply sloped stone slate roof and raised quoins, was once a fine Queen Anne townhouse, but twentieth century shopfronts have been inserted into its front elevation. Other similar style eighteenth century frontages flank the building and collectively they have a discernable group value, which makes the area quite distinct from other parts of the town. Analogous buildings also line both sides of Temple Street, contributing to the historic feel of this older sector of Keighley. A number of the properties on



40 –42 High Street (Grade II) – considered to be the oldest building in the conservation area, but sadly disfigured by the insertion of unsympathetic shopfronts and out of scale signage. The first floor windows lack traditional features.

the west side of the street are listed, but it is the integration of all the buildings that give the street its small town atmosphere. 9, 11 and 13 is late eighteenth / early nineteenth century two-storey, stone, Grade II listed building. The building has undergone quite major alterations, in that it is currently rendered, has a concrete tiled roof and modern doors and shop windows. Nevertheless it retains its vernacular feel. 19, 21 and 23 are also Grade II listed houses, constructed of the traditional stone with stone slate roofs. These retain their small-paned sash windows, over-lights and panelled doors, and benefited from a Council enhancement initiative a number of years ago. Although the remainder of the buildings of the street are not listed, they are of local historic and architectural interest, in that they provide a glimpse



19-23 Temple Street (Grade II) – with their characteristic 16-pane sash windows

of what the structure of Keighley was like prior to the massive nineteenth century expansion of the town. They are all two-storey stone structures, with relatively shallow pitched roofs. A terrace of 4 houses / shops (4, 6, 8 and 10) on the eastern side of the street is a particularly notable structure, with its stone slate roof, doorways with monolithic jambs and overlights and eaves band and dentil cornice. 4 and 6 retain 16-paned sash first floor windows on their rear elevations, which are visible from the car park at the end of Temple Row. 5 and 7 complement these perfectly, having the same characteristic features and even retaining some 16-paned sash windows on the front elevation. However, they also have taking-in doors, which are reflective of the period in Keighley's history prior to the industrial revolution, when the settlement's economy was dependent on the produce of handloom weavers, accommodated in premises such as these. 1, 1A, 3, 5, 7 and 9 Chapel Lane are also remnants of this past tradition. They are a



7-9 Chapel Street (Grade II)

Grade II listed group of three-storey eighteenth century cottages and integral warehousing and are constructed in the traditional coursed stone with stone slate roofs. A datestone situated on the north gable, initialled *IDGD*, dates the building as late seventeenth century – 1660. This, along with the rear quoins and recessed mullioned windows of 7 and 9 suggest that this is the earliest portion of the building. Although the structures have undergone extensive alteration, particularly 1 to 5, which have had modern shopfronts inserted. Historically, they are important survivors of this bygone age. The disabled centre at Temple Row was formerly a farmstead and reflects an even earlier era of the history of the centre of Keighley, prior to its urbanisation.



10, 12 and 14 Church Street – with their traditional shop fronts and 4-paned sash windows. Changes such as painting or inappropriate replacement windows can destroy the unity of a group of buildings such as this terrace.

The Church Street and Bridge Street areas, around Albert Yard, also retain a selection of buildings that date back to eighteenth century and early nineteenth centuries. The north side of Church Street has a particular abundance of these simpler two and three-storey vernacular structures, which were built predominantly as commercial premises, with accommodation on the upper storeys. 10, 12 and 14 Church Street are mid nineteenth century buildings that originally functioned as butchers shops, occupied by German émigrés. They are two-storey stone structures (with painted façades), which have stone slate roofs and good quality timber shop fronts with recessed entrances. Sadly the mosaic pavements that once occupied these recessed areas have been lost in their recent refurbishment. The four-paned sash windows of numbers 10 and 12 contribute greatly to the character of the building and necessarily the street. 50 and 52 Church Street and 17-23 Bridge Street are all strikingly similar in style, age and detail to these properties on Church Street, and although each has lost some of its original architectural detail, such as doors and windows, the majority have retained their traditional form and timber shop fronts. 46 and 48 Church Street date from about 1820 and are early examples of larger, three storey

commercial premises. Although clearly deviant in style from the lower structures, they are constructed in stone with stone slate roofs, continuing the vernacular tradition of the area.

Public houses dating from the seventeenth century through to the nineteenth century are a particular feature of the conservation area. Church Street alone has at least four that are worthy of mention in this section. *The Commercial Inn* and *The Red Pig* stand side-by-side on the northern side of the street and are both Grade II listed buildings. They



*The Commercial Inn* (Grade II) and *The Red Pig* (Grade II), Church Street



*The Lord Rodney public house, Church Street*

were constructed in the mid-late eighteenth century of stone with stone slate roofs and have distinctive 3 light, flat-faced mullioned windows. Opposite is the *The Lord Rodney* public house. This is considered to be the oldest surviving inn in the town, but is not currently listed. Although the exact date of its construction is not known, the fact that its three room plan is typical of seventeenth century farmhouses in the region suggests that structurally it dates back to this century. It is a long, rendered and painted, two-storey building with a blue slate roof, and has clearly undergone much alteration from its original form. The inn used to be called the Old Red Lion, but its name was changed to commemorate Lord Rodney's victory

over the Spanish fleet at Cape St. Vincent in 1780. A timber shop front with pilasters and cornice add to the interest of the building and a Georgian house with an attractive arched stair window is attached to its southern end. The public house on the corner of Church Street and High Street, formerly *The Devonshire Arms* coaching inn, has some historical interest, as it is from here that The Union coach departed to Kendal. The building dates from about 1788 and is a three-storey sandstone structure with a stone slate roof. Among its more unusual features are the classical style pedimented doorcase with engaged Tuscan columns and the window lintels, which are cut with false voussoirs and have eared ends, a particularly curious architectural detail favoured by Georgian architect John Carr and his successor Peter Atkinson. The building is an example of how architectural fashion began to influence the design of buildings in what was at that time a small Yorkshire town: it is continuous with the vernacular tradition in that it is built of local materials but embodies the architectural fashion of the eighteenth century in its detailing.

The *Burlington Arms* and associated pair of semi-detached buildings on Market Street are positive components of the setting of the church. The public house itself does not stand out architecturally, but the L-shaped configuration



*The Burlington Arms, Market Street*

formed by this and the houses creates a visually pleasing building group and related space. The two-storey houses are mid-nineteenth century stone buildings with blue slate roofs and 12-paned sash windows, all typical components of houses of their era. Unfortunately the insertion of a shop front has damaged the elevation of the building. The *Market Arms*, which also stands on Market Street, completes the image of this part of Keighley and again forms an important constituent of the setting of the church. It is a rendered stone, two-storey building with a stone-slate roof, the relatively plain façade of which is broken by large evenly spaced window openings. The building survived the massive redevelopment of the area during the late twentieth century and is testament to the character of the ancient Market Street. *The Grapes* on the High Street is also an allusion back to bygone Keighley, forming an important part of the older charm of this street. The early nineteenth century two-storey building with stone slate roof has simple openings with plain surrounds and has chamfered oak beams inside.

The rapid expansion of the settlement of Keighley during the nineteenth century brought with it a new, elaborate style of architecture based on Victorian tastes and values. The buildings were generally highly decorated in a succession of styles that became popular through the century. However it is the eclectic mix of architectural styles that is the real hallmark of Victorian architecture: the coexistence of several styles on the same building or in the same street. Keighley has a fine collection of this age of building, although many were destroyed in the development of the modern shopping centre in the heart of the town. Those that survive effectively chart the progression of architectural tastes through the years and are an expression of the strong sense of civic pride felt in the place at this point in its history. To continue the theme of public houses, there are three dating from this period within the conservation area that are worthy of mention at this juncture. The *Star Hotel* on North Street (not listed) was built at the turn of the nineteenth / twentieth centuries. It is an ashlar finished sandstone structure with a blue slate roof, and as such in many ways typifies the progression of use of materials during the Victorian / Edwardian period. Local stone was still used, but the ashlar finish conferred a certain status on the buildings, and blue Welsh slate superseded the use of local roof coverings throughout the country. The three-storey building with attic is northern Renaissance in style and has distinctive tripartite mullioned and transomed windows to the first floor, one of which is an oriel. This is supported by ornate consoles that form the upper part of the



*Doorcase detail of Cavendish Hotel*

doorcase. The structure exhibits some ornamental stone engraving which contributes to its interest, notably the name above the entrance and in the pediments of the dormer windows. The *Albert Hotel* and *The Cavendish Hotel* also both date from the turn of the nineteenth / twentieth centuries and are constructed in similar ashlar stone work with blue slate roofs. The styles of the two structures are strikingly alike. The *Albert Hotel* is modest classical in style and has five bays articulated by pilasters and arch doorways with keystones and a gabled pediment punctuating the roofline. The *Cavendish Hotel* also exhibits a number of classically influenced details, such as



*The Albert Hotel, Bridge Street*

---

---

the pedimented doorcase and keystone window surrounds; a shaped pediment rises above the structure.

In addition to these public houses, there are also a number of clubs and cinema buildings that are of some architectural interest. The former Liberal Club (not listed) of Scott Street is a particularly notable structure. It dates from 1897 and was constructed to the designs of J. Judson and Moore in materials reflective of its time and location. It occupies a corner site with Devonshire Street, and its corner entrance with a truncated 7-sided spire, by far its most dominant feature, is particularly unusual in the town and an important element of the vista down Devonshire Street. The Territorial Army centre on Lawkholme Lane is also a particularly interesting collection of buildings. It dates from 1898 and was designed by the same architects that were responsible for the Liberal Club, yet it is completely different in style. The large drill hall forms the central component and is surrounded by two-storey semi-domestic buildings. The structures are constructed of rock-faced stone and have modern pantile roofs. They are unusual in that they have crow-stepped gables, not seen



*Keighley Playhouse – the Liberal club, Scott Street*

elsewhere in the conservation area. A second former Liberal Club, which is dated 1876 and was designed by Wm. Smith of Keighley is situated at

the junction of High Street and Bridge Street. The Grade II listed coursed rubble structure with ashlar dressings and a slate roof was refronted at the turn of the nineteenth / twentieth centuries and a shop front added. The classically influenced structure has dumpy Doric columns to the second story and a pedimented gable wall to its High Street elevation. An octagonal staircase, which was a turn of the century addition and has a plain tile roof and small casement windows, protrudes from the western elevation of the building.



*Art deco style cinema, North Street*

An Art Deco style picture house is situated on North Street, at the northern most border of the conservation area. The art deco style was the most popular style for this kind of building at the era of its construction and it testifies to the evolution of architectural tastes over the period. However, often these small cinemas have been neglected due to the development of large multiplexes and this is a fairly unusual example of a cinema of the early twentieth century that remains in its original use, having undergone refurbishment in recent years.

The conservation area covers the Victorian commercial heart of the town and consequently many of its buildings were built to serve business functions. The entrances to these buildings were often the focal point for architectural adornment and corner entrances became a particular fashion. 16-18 High Street, which is situated on the corner with Temple Street, is the earliest example of its kind in Keighley. It is constructed of ashlar stonework with a blue slate roof – typical of the later Victorian buildings of the town, and particular



*Ornate entrance to 63 North Row (Grade II) – a typical feature of Victorian commercial buildings*

attention is paid to its corner detail. The structure is dated 1856 and has a semi-circular arched doorway on its canted angle and has retained its original shop window surrounds and 12-paned sash windows to the first floor. Numbers 30, 32 and 34 further down the street is also a late nineteenth century structure. It is another two-storey stone building and has a stone slate roof and timber shop fronts, although some of these have been replaced by modern designs. The prominent central pediment is its most striking feature. A number of similar style two-storey shops also sit on Lawkholme Lane and at the western end of Cavendish Street. 41-49 (odd) Lawkholme Lane are notable for having retained their original timber shop fronts. The most attractive grouping of two-storey shops, however, is situated on the corner of North Street and Bow Street (58-68 (even) Bow Street). The coursed sandstone structure with ashlar dressings and a blue slate roof is constructed in a curve, effectively turning the corner of the street. The sweep of its frontage is particularly eye-catching: it constitutes six shop fronts with canopies, which are predominantly modern, and first floor windows with segmental heads that have retained their four-paned sash windows, creating a wonderfully uniform image. Nevertheless, it is the taller more elaborate commercial structures that dominate the conservation area.



*41-49 Lawkholme Lane – with their traditional shop fronts*

53-67 (odd) Church Street (not listed) are amongst the earliest of this taller ornate type of commercial premises in Keighley and date from 1888. The three-storey coursed sandstone structures with blue slate roofs follow the curved alignment of the street. Their style is clearly influenced by the classical style and they have pediments over their first floor windows. Interestingly the majority have retained part of their original shop fronts. The value of the building group is increased when their position is considered: situated adjacent to the Grade II listed Hattersley's Crescent (29-51 (odd) Church Street) they complete the uniform image of the southern sweep of the street. Hattersley's Crescent is a row of ten shops with offices above, which dates from 1890. It was designed by J. Judson and Moore, architects that were responsible for several of the public buildings of Keighley, for Alderman R.L. Hattersley as a frontage to his foundry and is similar in style to the aforementioned row of buildings, with the addition of circular corner turret windows. It is a three-storey structure, constructed of coursed rubble sandstone with ashlar dressings and has a hipped blue slate roof with seven chimney stacks. It has a central carriage entrance allowing access to the



*Hattersley's Crescent (Grade II), Church Street*

---

---

foundry, but one of its most unusual features is the fact that the original shop fronts have been retained to such a high standard. They have recently been painted a uniform blue and the building stands as somewhat of a showpiece.

The majority of the grandest examples of this type of building are situated along North Street and the collective splendour of their street elevations gives the centre of the town its grand image. Most of the buildings date from the final decade of the nineteenth century and are fairly uniform three-storey, ashlar faced, slate roofed structures of a vernacular revival style, which was favoured at the beginning of the twentieth century. They have mullioned and transomed windows with attic dormers, however the architectural treatment of these dormers and the facades of the buildings vary quite considerably. Russell Chambers (31-55 North Street and 57, 59 and 61 North Street) are Grade II listed. 31-55 are unusual in that they form a kind of small semi-circular arcade entered via

discrete columned openings. A central round-arched doorway with decorative spandrels and frieze form the focal point of this impressive building. 57, 59 and 61 are of a similar design but have a rounded corner bay to Russell Street with a round turret and dome, which has become an integral part of the town's skyline. The entrance situated in this corner bay is intricately detailed. Although none of the other buildings on this southern part of North Street are listed, the group is an important component of what is Keighley. Burlington Buildings, 8-34 North Street, and Court Buildings, 42-48 North Street, are of particular interest, as they have retained a fair proportion of their architectural features. A further Grade II listed building of this ilk is situated further north on North Street: The Temperance Institute (89,91, 93, 95 and 97 North Street). This is dated 1896 and has a polygonal tower on their south-western corner and a polygonal dome with iron wind-vane and lead roof, which forms an integral part of the skyline of the street.



*Temperance Institute, 89, 91, 93, 95 and 97 North Street (Grade II) – with its distinctive dome and finial*

This type and style of building also dominates Lawkholme Crescent, Cooke Street and Cavendish Street to the west of North Street. 3-17 (odd) Lawkeholme Crescent are all fine examples of the building type and stand in stark contrast to the modern shopping building opposite, 8-16 Cooke Street and 91-115 Cavendish Street complete the image of this building block.



*Carving, 10 Cooke Street*

10 Cooke Street is particularly notable as it has an ornate sculptured relief of two young boys, but dating from 1920 it is slightly later than the majority of buildings of its ilk. The Council Office Building situated on the corner of the triangular group of buildings is

another example of attention to corner details, so characteristic of the age and style of building. A collection of simpler three storey commercial premises is situated further north on North Street: Airedale Buildings (117 – 119 North Street) and numbers 121-131. Although these are of little architectural merit, they do serve to complete the image of this part of Keighley.

Two Grade II listed banks sit amongst the other commercial premises on North Street, the grandeur of which is again a reflection of the settlements wealth during the late nineteenth century. 63 is a three storey ashlar building, of an Italianate style with a slate roof. It is situated on a corner site with Russell Street and has an impressive entrance bay turning the corner. Steps lead up to the round-headed doorway, which has an architrave of pilasters, consoles, a moulded segmental pediment and decorative wrought-iron work bearing the words 'Bradford District Bank Limited'. With a rusticated ground floor to Russell Street and rusticated pilasters on the upper storeys; this is a truly grand structure. The first and second floor windows have characteristic horned sash windows. 77 North Street, which is now Barclays bank, is a Grade II listed building and is similar in style to number 63, although not as elaborate. The two-storey ashlar building with a



*Barclay's Bank, 77 North Street (Grade II) – Example of grand nineteenth century bank architecture*

slate roof is rusticated to the ground floor with round-headed openings that contrast with the segmental hooded windows above.

Ecclesiastical buildings, like in the majority of towns across the country, form an important component of the built structure of Keighley. St. Andrew's Church, which is situated in the heart of the earliest part of the settlement, is one of the town's major buildings, with its tall west tower dominating many views. It is a Grade II listed structure and was constructed in 1848 to the designs of R. D. Chantrell (architect of the more famous St. Peter's Church in Leeds), replacing a Classical style, Georgian preaching box of 1805. It continues a long tradition of worship in the area and is situated on the site of a medieval church, of which nothing survives other than four grave slabs that are set into the internal faces of the south aisle. The present building is constructed in coursed dressed stone with a stone slate roof in a Perpendicular Gothic style, which came to be widely accepted as the most appropriate style for mid-nineteenth century Anglican architecture. The structure is complemented by the existence of two impressive gateways, one adjacent to the entrance at Church Street and the other allowing access to the churchyard from Market Street.



Rear of the St. Andrew's Church (Grade II) from Market Street, with ornate entrance gates

The economic, political and sociological changes of the nineteenth century occasioned the growth of nonconformist churches across the country, which offered a break from the Establishment. The early Victorian decades particularly saw a spate of large Nonconformist churches being built. The Methodist Church on Temple Street is one such structure. It is a Grade II listed building that was constructed in 1848 to the designs of James Simpson. The large coursed stone building with its Westmorland slate roof has a dignified Classical frontage and paired doorways, each with a Doric porch. Between the porches are two round-headed windows with sash windows. The right return of the buildings has six bays with a door to the left and round-headed windows on both floors. In 1921 two large stained glass windows, made by Morris & Co., were installed as a War Memorial. These were removed some time ago and are on display at Cliffe Castle Museum. A former Methodist Sunday School (not listed) dated 1905 is attached to the southern elevation of the chapel. It is a sandstone structure with ashlar dressings and a blue slate roof designed in a matching Italianate style to the chapel itself. Its central bay has paired

doorways and the definition of the entrance is emphasised by the gable that rises above this portion of the structure. The boundary wall, gatepiers, gates and railings complement the building and are an important component of this part of the conservation area. Another Sunday



Mosque (Grade II), Temple Street – originally a Methodist Church.

School, dating from the late nineteenth century and situated on Highfield Street, is strikingly similar in style to the aforementioned. It has a two door entrance set in the central projecting pedimented section of the building. Just around the corner on Albert Street a former Baptist Chapel and Sunday School stand. The chapel itself is a Grade II listed building, as are its forecourt wall, piers and railings. It is a Romanesque style, rusticated stone structure with a stone slate roof. The central bay is taller than the rest of the two-storey building and is gabled. The Sunday School is a slightly later coursed sandstone building with a blue slate roof. A triangular pediment with large two-light round-top window dominates the front elevation. Finally, a former Primitive Methodist Chapel, dated 1893, is situated on Alice Street. Again Classical in style, the coursed sandstone structure with a blue slate roof, has retained much of its original grandeur. The boundary wall and gatepiers complete the image of this imposing structure.



*The Baptist Church, now community centre (Grade II), Albert Street*

The establishment of public buildings in towns was very much a nineteenth century phenomenon, as prior to the turn of the century, the concept of buildings for the general public sponsored by central or provincial governments hardly existed. The earliest surviving building of this type in Keighley is the small County Court House building on North Street. The building itself dates from 1831 and is a two storey structure set back from the street, however an entrance vestibule was added at the turn of the nineteenth / twentieth centuries. The single-storey addition is U-shaped and has doors in its two outer bays. Classical in style, it has rusticated pilasters, a Doric frieze and a blocking course supporting the Royal coat-of-



*War Memorial (Grade II), Town Hall Square*

arms. The Town Hall itself is situated just around the corner on Bow Street. It is Grade II listed turn of the nineteenth / twentieth century ashlar building with a graduated Westmorland slate roof, designed by John Haggas. It is a building of some stature, being four storeys in height and has distinctive cornices between each floor, separating the mullioned and transomed windows of the upper storeys and the round-headed windows of the lower storeys. The first floor has a corner bay oriel window with a floriated base and cornice and balustrade above. The building backs directly onto the listed Council Offices of Lawkholme Crescent, which were formerly School Board Offices, constructed in 1893. The height, style and materials of the two buildings complement one another perfectly. The Council offices are constructed of coursed rubble with ashlar dressings and has a slate roof with terracotta ridge tiles. Town Hall Square to the rear of these properties accommodates the Grade II listed War Memorial. The structure, unveiled in 1924, is an ashlar stone construction with bronze figures set on a three stepped base. On the east side a figure of a soldier stands with his kit, on the west side a figure of a sailor with a telescope and on the south side a plaque with a coat-of-arms, surmounted by a figure of Victory. The plaque commemorating those who died in the first and second world war is situated to the north. These kind of war memorials have become central features of many towns since the wars of the beginning of the twentieth century and are a symbol of local pride; this is a particularly fine example.

---

---

Opposite stands the police station, another late nineteenth century Grade II listed building. The ashlar structure is constructed in a restrained Italianate style and its ground floor is rusticated with heavier rustication at the angles and around the round-arched openings: the windows have retained their glazing bars and quoined surrounds. The library opposite was opened in 1904 and is an example of the type of public building which came about as a result of the philanthropic movement that swept the country, whereby rich members of society provided facilities to the less well off. It was the first library in England to benefit from the generosity of Andrew Carnegie who donated £10,000 towards it. It is a Grade II listed coursed stone structure of an Arts and Crafts style, differentiating it from many of the classically influenced structures of the town and offering clear evidence of the progression of architectural tastes. The round-arched entrance is its most impressive feature; this has carved spandrels and large iron gates. The windows are mullioned and transomed and the central lights are round-headed. Public

baths were also provided and the building in which they were housed still stands on Albert Street (Grade II). It dates from the late nineteenth century, but has a later extension, added in 1914. In keeping with the other buildings of the period in the town it is constructed of rusticated stone with a Welsh Slate roof. It is High Victorian in style, which developed as an evolution of the eclecticism that predominated. The features of the style are geometrical or massive deviating away from both Gothic and Italian. The building is two storeys in height and four bays in width, the end ones of which project forward and are gabled. Distinctive features of the building include the multi-foiled lights that are situated in these gable walls and iron finials. The former Mechanics Institute survives in part in the form of Keighley College (not listed) on North Street. Although the building was partly destroyed by fire in 1962, ruining its frontage onto the town square, the rear section survives. It dates from 1887, 1914 and 1932 and is constructed of dressed sandstone, with ashlar dressings and a blue slate roof. Designed by



*The former Baths (Grade II) on Albert Street have been recently converted to dwellings, although the integrity of the exterior of the building remains intact.*

---

---

Lockwood and Mawson, the architects of many of the grandest buildings in Bradford, the building is unusual within the town and an important component of the street. The gable onto the street has cusped lancets and large windows with plate tracery to the second floor, but one of its most distinctive features is a large stained glass window.



*4 Albert Street, an example of a large mid nineteenth century residence within the conservation area*

Residential and industrial buildings also make an appearance within the confines of what is predominantly a town centre conservation area. There are a number of large residential buildings in the designation, predominantly situated to the west of the main street. Eden House (Grade II) is located immediately to the rear of the Methodist temple, at the junction of Russell Street and Chapel Lane. It is an early to mid nineteenth century dressed stone building with a stone slate roof, in the earlier tradition. Its symmetrical façade has a central round-headed doorcase that is flanked by two large windows. Three evenly spaced windows puncture the upper storey of the building. Two and four Albert Street are very similar in style to this and although they are not listed are clearly of some architectural and historic interest. They both date from the mid nineteenth century and are constructed of sandstone with blue slate roofs. Number two has retained its door and overlight and four-paned sash windows. 105 North Street, Fairfield House, is also very similar to these buildings, its two-storey structure dwarfed by the surrounding buildings of the street. To the north east of the conservation area a group of late nineteenth century terraced houses stand. These were constructed to house the influx of workers and are representative of a building style that dominated many nineteenth century towns. They are however distinctive to the region, in that they are constructed of local stone.

The majority of the grandest industrial buildings of Keighley are situated away from the town centre itself and therefore do not form a dominant part of the character of the conservation area. A number of small premises on the edge of the conservation area are however of some historic interest, in that they chart the economic development of the place, and also have certain qualities that make them of some local architectural interest. Bethel Rhodes and Sons factory on Alice Lane, for example, is mid-nineteenth century in origin and constructed of punch-dressed local stone. The building has lost many of its original features and now has a corrugated asbestos roof and replacement modern windows, which were inserted into the premises in the last few years. Nevertheless, the taking-in doors are still evident and a Venetian window adds to the interest to the side gabled elevation, demonstrating the attention paid to what would nowadays be a simple, practical structure. Beck Lane, to the far south of the conservation area also retains a collection of industrial structures. The positioning of these buildings next to the beck is significant in that it illustrates the importance of water as a power source in the early stages of the industrial development of Keighley. One particular building stands out as being of local interest at least. It is a former row of five cottages dating from the opening years of the nineteenth century. Constructed of coursed sandstone with stone slate and blue slate roof, the building retains, albeit in a poor condition, four paned timber sash windows and one twenty-paned sash window survives.



*Early industrial building on the beck – retains some of its early sash windows.*

---

---

## **Traditional Building Materials**

The vast majority of the buildings in the centre of Keighley are constructed in the honey coloured local stone, giving the conservation area uniformity, despite the span of the ages of the buildings. There is some evidence of brick being utilised for the construction of parts of some buildings, particularly internal walls and chimneys, but it is not a characteristic feature of the conservation area. Two principle roofing materials predominate: the traditional stone slate of the area, used on the older properties; and Welsh slate,

widely adopted for this use during the second half of the nineteenth century. Timber constitutes the major component of the traditional window frames and doors for all buildings in the conservation area, from the oldest up to those of dating from the early twentieth century. Iron, however only became widely available at an affordable cost towards the end of the nineteenth century and is evident on the later nineteenth century buildings, typically used for railings, finials and gates.

---

---

## 4. Setting and Landscape Qualities, Views and Vistas

---

### Summary of the Setting and Landscape Qualities of the Conservation Area and Important Views and Vistas that Contribute to its Character and Appearance

- The town of Keighley is situated in a depression and is surrounded on all sides by rolling moorland, which forms the backdrop to many of the views and vistas through the settlement. This visual connection between the town and its surrounding countryside creates a terrific sense of place.
- Wide long straight streets flanked by ornate Victorian and Edwardian structures create impressive vistas through the town centre. These are juxtaposed with the narrower, setted streets of the old town in the southern part of the conservation area.
- The parts of the town that border the conservation area can be classified into two types: those that harmonise with the character of the conservation area allowing a wider appreciation of the workings of late nineteenth century Keighley and those that have undergone massive late twentieth century redevelopment. Devonshire Park and Cliffe Castle Conservation Area, a Victorian and Edwardian residential quarter, with large dwellings, is situated immediately to the north of the boundary. Although the two are distinct in character, the visual connections between them and the similarity in style of the buildings, means that they form an important part of each other's settings. The grand residential streets that lead off to the west and the listed commercial premises of the north side of Cavendish Street also

contribute greatly to the image of the town centre.

- Keighley Town Centre Conservation Area is characteristically densely built up, and consequently there are few natural landscaped elements. The graveyard of St. Andrew's Church is a rare, historically and visually significant open space. The grassed space, dotted with deciduous trees and gravestones, is surrounded with stone walls that complement the buildings of the conservation area. As the beck is situated immediately to the south, this part of the conservation area has retained somewhat of a rural feel.
- Landscaped urban spaces are an integral part of the image of Keighley town centre. The most obvious being Town Hall Square, which retains its original early twentieth century layout. The landscaped space in front of St. Andrew's Church and Market Place car park are also significant open elements of the conservation area, signifying where the early markets of the town were at one time held.

PPG15 states that "it is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas" (Para 4.2). This means that the setting of the area and the interaction of spaces within it are as important as the buildings themselves.

---

---

Keighley is now the largest town in Airedale and is situated in the Aire Valley between Bradford and Skipton. It is surrounded on all sides by rolling moorland, which forms a beautiful backdrop to many views out of the town centre. This visual link with the surrounding countryside is an important part of the image of Keighley, as the colour and texture of the stone used for building in the town harmonises with the character of the countryside, creating a terrific sense of place. The most impressive perspectives of the town itself are the vistas down the long wide roads of North Street and Cavendish Street. The buildings of the southern part of North Street form a wonderful piece of townscape, with their ornate frontages, and St. Andrews Church, set against the rising moorland beyond, forms an interesting focal point to the south end of the street. The building rhythm continues northwards up North Street with the dome of the Temperance Building dominating the skyline; this vista runs up into the tree lined Skipton Road and is also set against the greenery of the rising land beyond the town. The sweep of Hattersley's Crescent on the south side of Church Street offers a similar Victorian image of the town, but is juxtaposed with the earlier simpler buildings on the north side of the street, which together

present an image of the development of Keighley as a settlement. The perspective of the street from the Bridge Street end is especially pleasing, as the Church tower rises above the crescent. However, the truly atmospheric views and vistas of old town Keighley are around the Temple Street and High Street area. The image of the rows of small scale stone buildings that flank the narrow setted Temple Street when approaching the area from High Street is particularly striking, as is the view into the area from Russell Street, which takes in the Methodist church and the entrance to both Temple Street and Temple Row. The stone setted surfaces of these narrow 'back' streets are a particularly important part of their appeal, as the colour and texture of the material complements the surrounding structures. The majority of setted surfaces have been covered by tar macadam in the course of the latter twentieth century, so where they have survived they should be cherished as a relatively rare example of an historic street covering. The narrow roads around Drill Street and Shed Street have retained this form of surface, as have Water Lane, Albert Street and Beck Street to the south, in addition to some of the back yard spaces.



*Vista down North Street, past St. Andrew's Church, with rising moorland as the backdrop to the scene*



*Vista northwards along North Street with the dome of the Temperance Institute and the rising moorland beyond.*

At its northern point, the Keighley Town Centre Conservation Area is bordered by Devonshire Park and Cliffe Castle Conservation Area, which is predominantly a Victorian and Edwardian residential district, where many rich merchants of the town established their dwellings. Although it is clearly distinct in character from the commercial heart of the town, there is continuity in the age and style of the buildings and the colour and texture of the materials used for their construction. St Anne's Church, which is a Grade II listed structure designed by Pugin, and its associated Grade II listed presbytery, two of Devonshire Park and Cliffe Castle's most important buildings, sit immediately to the north of the conservation area and contribute greatly to its setting. The Victorian character of Keighley is in fact continued in a number of directions out of the conservation area. From the junction with North Street, the row of late nineteenth century Grade II listed commercial premises situated on the gentle curve of Cavendish Street present a majestic image of the wealth of Keighley during this era in its history. The buildings sit just outside of the conservation area boundary, but form an important part of its



*View down Temple Street from High Street – characterised by two storey simple buildings and narrow setted street. The Grade II listed Mosque, originally a Methodist Church constitutes the terminal focus of the street.*



*Vista down Mornington Street with the Presbytery (Grade II) of St. Anne's Church of Devonshire Park and Cliffe Castle Conservation Area to the right and Keighley Town Centre Conservation Area to the left. The street is typical of the residential streets that grew up to the west of North Street.*

setting. The decision to exclude them has been made on the basis that their listed status should provide them with adequate protection and the area around them has been subject to massive

redevelopment and is not deemed to be of sufficient historical or architectural interest to warrant inclusion. Residential streets lead out of the confines of the designation to the west of North Street. The vista down Devonshire Street, with its large Victorian terraced buildings and Gothic Church spire is particularly impressive. The style and age of the buildings of these streets complement those of the conservation area and enable a fuller appreciation of the interrelationship of the functions of the Victorian / Edwardian town.

The area that borders the east of the conservation area has undergone massive redevelopment and the Airedale Centre, a large late twentieth century shopping centre, has been erected on the site. This is an example of 1960s progressive planning philosophy which does not complement the image of Keighley as a place: the coldness of the concrete contrasting with the warmth of the local stone. However, its presence as regards the conservation area is fairly discrete, in that it is a low structure largely concealed by the properties on the east side of North Street. Only along Lawkholme Crescent are the old and the new



*View out of proposed conservation area down Cavendish Street, incorporating its listed buildings, and to the moorland beyond*



*Juxtaposition of the old and the new along the Lawkholme Crescent boundary of the conservation area*

clearly juxtaposed. Expanses of car parking space are situated adjacent to the conservation area boundary and to the far south-west a bland Morrison's store has been constructed, forming a major part of the view from St. Andrew's Church. It has a negative impact on the character of the conservation area and the aesthetic quality of the town centre.

The conservation area is typically densely built-up and consequently landscaped spaces are rare. The graveyard to the south of St. Andrew's Church, which leads down to the narrow North Beck, itself a significant natural element of the conservation area, is the only notable expanse of greenery. It is clear from early maps that the graveyard has occupied this piece of land for over a century,



*St. Andrew's Church graveyard – a significant green space within the conservation area*

expanding southwards from the smaller, early churchyard. Characteristic stone walls that in colour and texture complement the buildings of the town enclose the grassed space, which is dotted with deciduous trees growing amongst the scattered stone gravestones. The space has clear historical significance, but it is also of visual interest. The slope and openness of the piece of land allows the church to be viewed in its full glory from the south, as well as opening up views from the church to the beck and beyond. In front of the church is a hard and soft landscaped space, situated to the west of Market Place car park. Paved paths lead between small grassed islands and scattered trees, with the surviving fragment of the market cross forming its focal element. The church green was once situated around this area, but it was developed in later years. It now forms an important public space and opens up an easy pedestrian route from the very heart of the town to the church and allows the structure to be viewed in its entirety. The openness of Market Place car park to the east is however particularly historically significant, being the location of the town's market for nearly one hundred and fifty years, 1833-1971. The landscaping of the space is however very modern and is essentially functional. A mosaic of granite setts and various coloured pebbles, which is set in the street on Market place, adjacent to the car park, adds interest and is a good example of its type. It is a late twentieth century mosaic featuring a Celtic-style dragon and includes the motto "By Worth" in its design, which is part of the Keighley coat-of-arms.



*Water Lane and North Beck – one of the most important natural elements of the conservation area*

Town Hall Square is situated in the very centre of the conservation area and is an unusual and impressive urban space within the town. The square was laid out in its present form in the early decades of the twentieth century and reference to the Ordnance Survey map of 1934 shows that its form has changed very little. Grassed verges with flowerbeds and the occasional deciduous tree, edge the square creating a central hard surfaced circle, reached by footpaths between the verges. It is a well-used public space and has benches

where people can sit and rest from their daily pursuits. Its openness forms a welcome break from the density of the surrounding development and allows for a greater appreciation of the surrounding architecture. The War Memorial (Grade II) stands as its proud centre piece. Early maps show that this piece of land was always relatively open, even prior to its reorganisation and would have formed the impressive setting for the elaborate Mechanics Institute, which stood on the site of Keighley College.



*Town Hall Square from North Street*

---

---

## 5. Character and Appearance

---

### Summary of the Character and Appearance of Keighley Town Centre Conservation Area

- The conservation area remains, both structurally and functionally, what it was at the turn of the nineteenth / twentieth century. It is part the commercial and administrative heart of the town and the wider district.
- The conservation area is permeable in that there are small alleys leading between the front and back streets and also to rear yards.
- The character of the conservation area can be effectively subdivided into two distinct character zones: Character Zone 1: Victorian / Edwardian Keighley and Character Zone 2: Character of Small Town Keighley. These two interact to form the overall image of the conservation area.

**Character Zone 1:** Set on a gridlike street pattern, the main streets of this part of the town are grand and open. They were traditionally bustling commercial streets and although they have retained some of this image, redundancy, particularly of upper storeys, is undermining it. The streets are wide and lined with three-storey ornate buildings in an eclectic mix of styles, which are situated on irregular plots and front directly onto the street. Regularly spaced chimneys and unusual details, such as the dome of the temperance building, form an important part of the skyline. Some of the buildings have undergone inappropriate intervention, distracting from the harmonious appearance of the streets. The smaller back streets are less ornate and have a rougher 'working nature'.

**Character Zone 2:** Organic street pattern of relatively narrow streets, creating intriguing secluded spaces, such as Albert Yard. The properties of the area are smaller and simpler and their irregular height and style creates an interesting intricacy of form. The quainter image of this part of town is completed by a combination of elements: for example quality setted and stone flagged surfaces, stone walls, early cast iron bollards, and the bridge and ford of North Beck.

It is the character and appearance of the area that designation as a conservation area aims to protect and enhance; this is created by the interaction of a wide array of factors in addition to those already discussed in the previous sections. These include how the buildings and spaces are now used, their condition, the influence of modern accretions and the effect of intangible ingredients such as sounds as smells.

At first glance the Keighley Town Centre Conservation Area is the image of a Victorian / Edwardian commercial and administrative centre, the function of which it retains to this day, despite changes in the economic and social base of the settlement. The decline in the manufacturing industry has occasioned the diversification of the economy of the town and it has become increasingly service based. Keighley is now one of the largest settlements in the district, second only to Bradford, and has become a major centre for shopping, public services and further education facilities, serving both its own population, which had risen to 60,000 by 1998, and the surrounding villages of Airedale and the Worth Valley. Behind the obvious Victorian façades, the character of small town Keighley is preserved and it is these



*The wide North Street, with its ornate commercial premises, many of which are marred by poorly designed shopfronts and fascias.*

two quite distinct characters that interact to form the overall image of the conservation area.

**Character Zone 1: Victorian / Edwardian Keighley**

North Street and Cavendish Street are the embodiment of the Victorian / Edwardian development of Keighley. Richly detailed buildings of stature line the straight, wide streets presenting a very grand image of this small Yorkshire industrial town. Both roads are now major thoroughfares and constantly buzz to the sound of passing vehicles creating a sense of bustle and, as a result of their width, a sense of openness, which is enhanced by Town Hall Square. However it is the streetscape of North Street that dominates the conservation area. Its buildings are generally a uniform three storeys in height, designed in an eclectic mix of styles, with regularly spaced chimney pots and front directly onto the street, but the plot sizes are, with the exception of a row of evenly spaced properties on the east side of the

street, fairly irregular. Vehicular entrances to rear yards are a particular characteristic of the east side of the street. The west side however is more solid, with a number of narrow alleyways allowing access to Scott Street. These narrow alleys are in fact a



*Alley way from North Street to Scott Street*

feature of the entire conservation area; they increase its permeability and allow glimpses from the main street of out of the way parts of town. The majority of the buildings of North Street have retained their original functions of commercial and administrative use, although there is evidently a lot of

redundancy on the upper storeys, which serves to undermine the image of what was an active street. In comparison to the Airedale centre and Low Street, which have developed into the shopping heart of

---

---

the town, North Street and the rest of the streets of the conservation area, in pedestrian terms, are relatively quiet, although it is evident from an early twentieth century photograph that North Street was once a flurry of activity. Modern shop fronts have replaced the traditional on a fairly large percentage of the commercial premises and, as they often do not reflect the style, detail, colour or proportion of the buildings on which they are situated, they tend to detract from the architectural merit of the individual buildings and lessen the quality of the street. In addition, a number of later twentieth century concrete framed structures have been insensitively inserted into the otherwise harmonious street line.

Scott Street, which runs parallel to North Street presents a very different impression of the town, as the rear elevations of the North Street buildings are much less ornate and have a more 'working nature', typically with small rear yards. Temple Row is also dominated by the rear elevations of the North Street buildings, and again presents a rougher image of the town. The rear entrances along this street are generally recessed, but are now blocked with security features that are often not complementary to the style of the structures. Many of the early timber-framed windows however have survived on the upper storeys. The stone setting of these back streets is an important part of their image, as they are complementary to the colour, texture and age of the surrounding buildings

The street layout of the Victorian / Edwardian element of the conservation area is essentially gridlike. However, the width of the streets and the types of buildings that occupy them vary. The wide residential streets that lead off to the west of North Street contribute to the openness of the centre of Keighley and its grand image. Albert Street is a fine example of one such street. The former Baptist Chapel with its impressive iron

railings and attached Sunday School coupled with the frontage of the public baths present the image of the splendour of the Victorian town and complement the structures of North Street. Conversely, the smaller group of narrow terraced residential streets to the far north-west of the conservation area create more enclosed and secluded spaces and present a very different image of Victorian life. Although architecturally the streets are not as impressive as the main thoroughfares, historically they contribute greatly to the character of the town. Very few of the terraced buildings have retained their original door and window details, although examples of timber-framed sliding sash windows and panelled doors have survived. The quality of the setted streets and stone flagged footpaths in this area is outstanding. However it is the commercial premises of Lawholme Lane that are most in keeping with the overall town centre character of the conservation area. The townscape value of the street, with its well preserved shop fronts and the unusual crow stepped gable of the Territorial Army building, is particularly fine.

Along Church Street the Victorian / Edwardian character of the town is juxtaposed with its earlier small town character. The south of the street is lined with an ornate Victorian commercial terrace, which has retained its original shop fronts. To the rear of this, North Brook Iron Works, which extended all the way to Water Lane, once stood. The destruction of this premises has left an expanse of wasteland and exposed the poor condition of the rear of the Church Street Crescent.



*Lawholme Lane: the unusual Territorial Army building and commercial premises with timber shop fronts*

---

---

The negative influence of this piece of land on the image of Keighley town centre is marked and it is therefore prime for some form of enhancement initiative. The north side of Church Street is very different in character, as it retains many of the town's simpler, older buildings, some of which are sadly in a particularly poor condition. Number 56, for example, has undergone many inappropriate modern alterations, such as rendering and the insertion of modern replacement windows. The property adjacent, on the other hand, is vacant and in a poor state of repair and blights the image of the street. The clear visual connection between the two distinct character zones of the conservation area along Church Street is itself an important part of the image of the town, as it allows its historical development to be readily interpreted.

### **Character Zone 2: Character of Small Town Keighley**

The south of the conservation area is the product of the early organic development of small town Keighley, which has subsequently been overlaid with Victorian and twentieth century influences. The road layout and spaces are more irregular and spontaneous than the grid of the north and small, secluded, intriguing spaces are created. Albert Yard, which can be accessed from both Church Street and Bridge Street, is a fine example of such a space. The irregularly shaped and setted yard is a historical feature of the town and is shown to have existed at the time of the survey for the 1852 Ordnance Survey map. It allows the rear of the Bridge Street and Church Street buildings to be viewed, which usually retain the most interesting and original features, albeit all too often in a poor state of repair. The evocative nature of the space is increased by the survival of a row of five cast iron bollards that date from the early to mid nineteenth century. Similar bollards sit at the entrance to Water Lane from Bridge Street; these are rare and very characteristic of this older part of the town. The visual appeal of Albert Yard has however been disturbed by the presence of flaking render on some of the rear elevations and the poor condition of the stone setted surface. A similar space situated to the far south-west of Temple Row, which also appeared on the 1852 Ordnance Survey map, opens up rear views of the two storey properties of Temple Street buildings and the irregular buildings of High Street. The space is presently used as a car park and is surfaced in tar macadam, which has created an uneven surface that does not harmonise with the warmth of the surrounding stone and contrasts with the quality setted and stone flagged surfaces that

predominate in this part of the town. The stone



*Entrance into Albert Yard, with its small buildings and setted surface, from Church Street*



*Early cast iron bollards, Water Lane*



wall that surrounds the space, however, is around the church has retained its village image,  
*Intricacy of form of the buildings in the southern part of the conservation area*

complementary to the buildings and is a typical feature of the Temple Street area. Around the Sunday School buildings, adjacent to the Mosque, the walls are topped by cast iron railings that are reflective of the later date of the structure. A narrow, walled footway, which is entered via an iron gate, is situated to the south and leads through to the High Street. This serves to increase the permeability of the conservation area; it is however currently largely overgrown. Roper Street to the rear of the High Street is an equally significant space, again being setted and opening up perspectives of the rear of buildings.

The buildings of the south are generally very irregular in height and style, which is the result of the gradual development of the built structure of the area. The buildings date from the seventeenth through to the twentieth century and their styles vary accordingly. The diversity of heights of the buildings creates an intricacy of form, which is visually interesting. The buildings of the High Street and those that circumvent Albert Yard produce particularly attractive streetscape. St. Andrew's church tower, which peaks over the buildings, is a landmark that forms an important backdrop to the scene. The area immediately



*Gated entrance of the path leading from the end of Temple Street to the High Street*

---

---

created by the open space to the front and the greenness of the graveyard to the rear. Many public houses huddle together in the vicinity and consequently the area has become a hub of social activity. This is a continuation of tradition, as public houses were traditionally sited close to churches in the centre of villages. The graveyard is currently not as well cared for as it could be, for example there are a number of evident broken gravestones: this lack of attention serves to undermine the quality of the church itself. Graffiti also seems to be a problem.

The majority of the buildings of the south of the conservation area, like the north, are commercially orientated; a characteristic that unites the two areas. The buildings of the north of Church Street, the earlier buildings of Bridge Street and some of the High Street buildings have retained well-proportioned timber shop fronts. However a substantial number of the structures of the south have undergone quite extensive alterations, such as the insertion of poorly detailed modern shop fronts, rendering and replacement windows, all of which have served to undermine the quality of the area. Redundancy is also an issue, particularly along Chapel Street. New uses have been introduced into the area, however these largely follow the predominant commercial feel of the conservation area. They include a plumbers business, which operates from the Sunday School on Temple Street and a number of other small activities that function from the smaller buildings of the street. A community centre, situated on the junction of Temple Street and Temple Row, is a particularly positive use, as it fits comfortably in the building and attracts people to the area. The large domineering structure of the Methodist church itself is now used as a Mosque, which is illustrative of the evolving character of Keighley. Many people of Asian origin have established themselves in the area, contributing greatly to the cultural dimension of the place.

The southern extent of the conservation area is Beck Street. This sits slightly to the south of the beck itself, which is a particularly important component of the early settlement and retains its early industrial nature, setting it apart from the commercial core of the conservation area. The industrial buildings and workers housing that sit on its southern bank are now mostly redundant and in a poor state of repair and the beck itself is poorly maintained and scattered with litter. Nevertheless, it does retain many interesting features. An ancient ford of gritstone cobbles crosses the river, which could date from as early as the medieval period with eighteenth century additions.

Furthermore, a former single span road bridge dating from about 1830 is situated to the east of the current bridge. All of these features contribute to the character of the beck and testify to past uses and thoroughfares through the area. Much of the land to the north of the beck is now wasteland and detrimental to the overall image of the conservation area.



*Old bridge over North Beck*

---

---

## 6. Conclusions

---

### **The Special Interest of Keighley Town Centre Conservation Area**

Keighley Town Centre Conservation Area, as its name suggests, covers the heart of the settlement. Its various elements effectively chart the development of the town from a small rural settlement to an industrialised nineteenth century town and into its current form; it is consequently of discernible local historical interest. Past thoroughfares and practices are recorded in the streets, buildings and monuments of the area. Evidence of the wealth and prestige of the settlement during its late nineteenth century hey day is particularly pronounced as, despite the massive redevelopment of parts of the town, the structure of the conservation area has altered very little since the turn of the nineteenth / twentieth centuries. The range of building types that are situated within its confines also testify to wider trends of the Victorian period: urbanisation and unprecedented technical, social, economic and religious changes that transformed the country into a great colonial power. The styles of these Victorian and Edwardian structures are reflective of the widespread evolution of architectural tastes and fashions during this period, however being constructed of local stone they are still unique to the region. A number of vernacular style buildings, those built in the local tradition, prior to the increasing universality of styles and materials, sit comfortably adjacent to these. They are fundamental to Keighley's sense of place and an important record of past craftsmanship in the region. Many of the buildings within the conservation area have been conferred Grade II listed status in recognition of their individual historic and architectural interest.

### **Summary of Characteristics of the Conservation Area**

Keighley Town Centre Conservation Area covers part of the retail, commercial, leisure and administrative heart of Keighley and as such it incorporates a wide range of types and styles of buildings. The area can be effectively subdivided into two distinctive character zones, based upon the stages of development of the town: Character Zone 1 – Victorian / Edwardian Keighley and Character Zone 2 – Old Town Keighley. The general characteristics of the conservation area as a whole and each of the two character zones can be summarised as follows:

- Topography: the town of Keighley is situated in a depression surrounded on all sides by rolling moorland, which forms the backdrop to many views and vistas through the area. This visual connection with the countryside creates a terrific sense of place.
- The conservation area is surrounded to the north and west by late Victorian residential districts that offer a continuation in style, colour and age with the heart of the conservation area. This allows a wider appreciation of the workings of the Victorian town.
- Densely built up.
- Landscaped urban spaces, such as Town Hall Square and the area in front of St. Andrew's Church.
- Permeable – due to the existence of small pathways and alleyways
- Uniformity in colour and texture, due to the use of local stone for building throughout the area.

- 
- 
- The Beck.
  - **Character Zone 1: Victorian / Edwardian Keighley:**
    - Set on a gridlike street pattern.
    - Wide streets
    - Three storey ornate buildings designed in an eclectic mix of styles. Situated on irregular plots and directly fronting the street. They have regularly spaced chimneys.

- **Character Zone 2: Old Town Keighley:**
  - Organic Street Pattern
  - Secluded spaces
  - Small, simple buildings in the vernacular style, interspersed with later buildings. Irregular plot size and height and style of buildings create an intricacy of form.
  - Traditional elements: setted and stone flagged surfaces, stone walls, early cast iron bollards, and the ford and bridge of North Beck.



*Buildings on the corner of Bridge Street and High Street*

---

---

## 7. Preservation and Enhancement


---



As conservation areas are identified as areas of importance to our local and national heritage, it is essential that the components of these areas that are deemed to contribute positively to their character and appearance are retained and protected from unsympathetic alteration, and components that detract from their character and appearance are improved. However, the intent of conservation area designation is not to stifle change in the area; it is recognised that to survive conservation areas must be allowed to evolve to meet changing demands and commercial pressures, and that modern additions can be just as interesting as the existing fabric, if implemented in a complementary manner. It is nevertheless essential that change in these special areas is managed in a positive way and that new development does not impinge upon, and preferably has a positive impact on the character and appearance of the area in question. The preservation and enhancement of Keighley Town Centre Conservation Area has a part to play in ensuring that the value of the area is maintained, both as a heritage asset and a place in which to live and work. In addition, the Council has laid down policies in its *Unitary Development Plan* that can be utilised to provide a consistent and effective control and ensure that our local heritage is conserved (see *Appendix 3*).

### **Proposals for the Preservation and Enhancement of Keighley Town Centre Conservation Area**

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in the Bradford *Unitary Development Plan* to control further change and protect the heritage value of the area. Crucially, there will be a strong presumption in favour of preserving listed buildings and buildings and spaces that are not listed, but which contribute to the special interest of the area. In making a decision on new development in the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance. Although a previous enhancement scheme of the 1980s has seen a marked improvement in the streets of the Temple Street area, certain elements of the conservation area have been identified by the community through consultation in preparing this assessment as specific problem areas that are either currently detracting from the character and appearance of the conservation area, or could be enhanced to add to its interest; the following are proposed as means of tackling these issues and are listed in this section in order as prioritised by the community.

In addition to the proposals listed below, the community felt that more stringent planning controls should be employed, supported by design statements, financial assistance, such as a HERS scheme and increased public consultation.

Negative Influences	Actions / Enhancement Proposals
<p>Many of the natural elements of the conservation area are poorly maintained:</p> <ul style="list-style-type: none"> <li>♦ Many of the gravestones in the St. Andrew's Church graveyard are broken and overgrown.</li> <li>♦ The area around the beck is in a poor condition and litter floats in the water.</li> <li>♦ The area of wasteland to the north of this is a particular eyesore.</li> <li>♦ Many of the paths through the conservation area, for example Beck Side and the path between Temple Row and the High Street are overgrown and uninviting.</li> </ul>	<p>The area could benefit from <b>Environmental Improvements</b> and a reappraisal of maintenance routines. The large area of wasteland between the rear of Church Street properties and the beck is prime for some form of enhancement or redevelopment. The pathways could be made more accessible by clearing away foliage and considering lighting and security in the area. The Beck Side particularly has potential to become a pleasant walkway beside the watercourse.</p>
<p>Redundancy is a big problem within the conservation area, particularly on the upper floors of the older commercial buildings. This can lead to the neglect of the buildings, which is not only aesthetically unappealing, but can ultimately cause structural problems and degradation. The buildings of North Street and Church Street are of particular concern. It seems that the Airedale Centre and Cavendish Street attract the majority of the town's thriving businesses, leaving North Street and Church Street as comparative backwaters.</p> 	<p><b>Investment</b> needs to be encouraged into the conservation area. This would revitalise the area and provide for the upkeep of the buildings. As some of the buildings are now obsolete from their original use, this will involve finding them economically sustainable new uses.</p> <p>An application to English Heritage to establish the viability of a Heritage Economic Regeneration Scheme (HERS) in the conservation area may result in resources being put into the area. Grant assistance may then be available 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 stakeholders would provide the resources for such a scheme, if the application were successful.</p>
<p>The amount of <b>traffic</b> on North Street and High Street makes the area unattractive to pedestrians and consequently plays a part in decreasing the viability of shops in this area.</p>	<p>An examination of how traffic flow through the town centre could be reduced or at least better managed is likely to have a positive effect on the image of North Street.</p>
<p>Road signs and markings clutter parts of the conservation area, interrupting lines of vision down some of the streets. Particularly problem areas include the major junction of Cavendish Street and North Street, where one of the most impressive views of the listed properties of Cavendish Street is undermined, and also at the junction of North Street and High Street.</p>	<p>Consideration should be given to a <b>rationalising signs</b>, particularly along North Street, to determine what is truly necessary and ensure that they are well sited to serve their function, while forming a minimal visual interruption to the street scene. The use of double yellow lines around the sensitive Temple Street area is too harsh for this historic situation and the area would benefit from more subtle traffic management schemes. Policy BH12 of the Replacement Unitary Development Plan (if adopted) will ensure that in future new traffic management schemes are integrated with the environment of conservation areas.</p>

<p>Poor quality modern shop fronts and modern bland security shutters that detract from the quality of the architecture of the building on which they are situated have been inserted into a number of the buildings within the conservation area, most notably those of North Street.</p>		<p>Policy BH8 of the <i>Replacement Unitary Development Plan</i> (if adopted) should ensure that in future proposals affecting existing shop fronts or proposals for new shop fronts demonstrate a high standard of design and are sympathetic in scale, style and detail to the original building. <b>Shop front design guidance</b> for the area should also assist in this aim. The general guidance given on page 42 of this assessment is a starting point.</p>
<p>Some of the repair and maintenance work carried out to the historic properties of the town has not been done in an inappropriate manner. For example, the repointing of walls in cement pointing that projects from the stonework is not only visually unappealing but can also cause long-term damage to the stone.</p>		<p>The production of <b>guidance on the repair and maintenance of historic properties</b> would increase public understanding of good practice in this field. The Conservation Team of the Council are pleased to give advice.</p>
<p>The <b>advertising hoardings</b> found at various points around the conservation area, particularly those at the corner of Lawkholme Lane and Alice Street block views into the site and detract from the quality of the buildings.</p>	<p>The necessity of having hoardings in this position at in other locations in the conservation area needs to be questioned.</p>	
<p>New development which has occurred around the fringes of the conservation area has already resulted in the clearance of much of the older buildings in the town centre with new buildings that are markedly different in terms of their style, mass, materials, orientation, detailing and signage. This has undermined the individuality of Keighley Town Centre.</p>	<p>Although there is already a presumption in favour of retaining the historic fabric of Keighley town centre, where new development does occur in and around the conservation area the availability of <b>design guidance</b> would be clearly beneficial given the absence of well-designed, good quality modern buildings in the area. The design guidance on the following page of this assessment is a starting point.</p>	

---

---

## Design Guidance

### New Buildings and Extensions

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development in and affecting the setting of the conservation area should take into account the character and appearance of the place and not be of a standard design. This will ensure that the uniqueness of the town centre is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings. The following basic principles apply.

- ♦ New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by Keighley Town Centre and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should reflect the general pattern of building in the area, which is dependent on the specific region of the conservation area, but is always dense.
- New buildings or extensions should be located on their site in a similar way to the general pattern of building in that part of the area.
- New buildings should be located on gap sites identified and not impinge on the openness of urban squares or necessitate the destruction of important historic properties.
- Good quality materials should be used.
- The scale, massing, proportions, colour and detailing should be in keeping with surrounding buildings.

A positive and imaginative response to infill development will be encouraged, especially those that make a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way, should be avoided.

### Shop Front Design

Due to the extensive retail function of the Keighley town centre and the importance of the quality of the shop fronts to the quality of the place, the following is guidance to good shop front design:

- The design should wherever possible be based on historical evidence of the original details.
- Timber should be used for their construction.
- Timber of natural stone stallrisers should be incorporated; tiled stallrisers and inappropriate and should be removed.
- All the traditional detailing to window frames and doors should be retained.
- Traditional door recesses should be retained.
- Care should be taken with the incorporation of shop front security features. Shutters will generally only be permitted inside the display window or in traditional timber form.

---

---

## Glossary of Terms

---

**Ashlar:** Smooth dressed stone used for facing buildings.

**Balustrade:** Row of balusters with rail or coping as ornamental parapet to a terrace or balcony.

**Console:** An ornamental bracket supporting a lintel or any projecting decorative feature.

**Eclectic:** Selecting from various styles in the architecture of a building

**Frieze:** A continuous band of sculpture.

**Hipped:** Shape of roofs that have ends as well as sides inclined.

**Lancet:** Narrow arch or window with a pointed head.

**Monolithic:** Single block of stone, shaped into a pillar.

**Mullion:** The vertical division of a window.

**Oriel:** A bay window which projects from an upper floor usually carried on corbels.

**Pediment:** A form of gable, either segmental or triangular, over a window or door opening.

**Quoin:** Stone or block forming the angle of a building.

**Rusticated:** Textured masonry either in the form of rough rock face or vermiculated blocks. Usually separated by deep V shaped or rectangular joints.

**Spandrels:** The triangular shape contained by the side of an arch.

**Transom:** The horizontal division of a window.

**Vernacular:** A form of architecture particular to a certain area – essentially local.

**Vousoir:** Wedge shaped stones that form an arch.

---

---

## Further Reading

---

### Historical Sources

Corporation of Keighley (1970): *Keighley Official Handbook*. Ed. J. Burrow & Co Ltd: London.

<http://www.keighley.towntalk.co.uk/history/index.php>

Keighley, William (1879): *Keighley Past and Present*. A. Hey, Stationer: Keighley.

Bencroft, H., Briggs, A. & Treacy, E.: *One Hundred Years of the Parish of Keighley 1848 – 1948*. John Wadsworth Ltd., The Rydal Press, Keighley.

Cardwell, J. S. (1997): *Keighley: A Pictorial History*. Phillimore.

Dewhurst, I. (1973): *More Keighley in Photographs*. Nelson: Lancashire.

Dewhurst, I. (1974): *A History of Keighley*. Keighley Corporation, Keighley.

Dewhurst, I. (1972): *Old Keighley in Photographs*, Keighley.

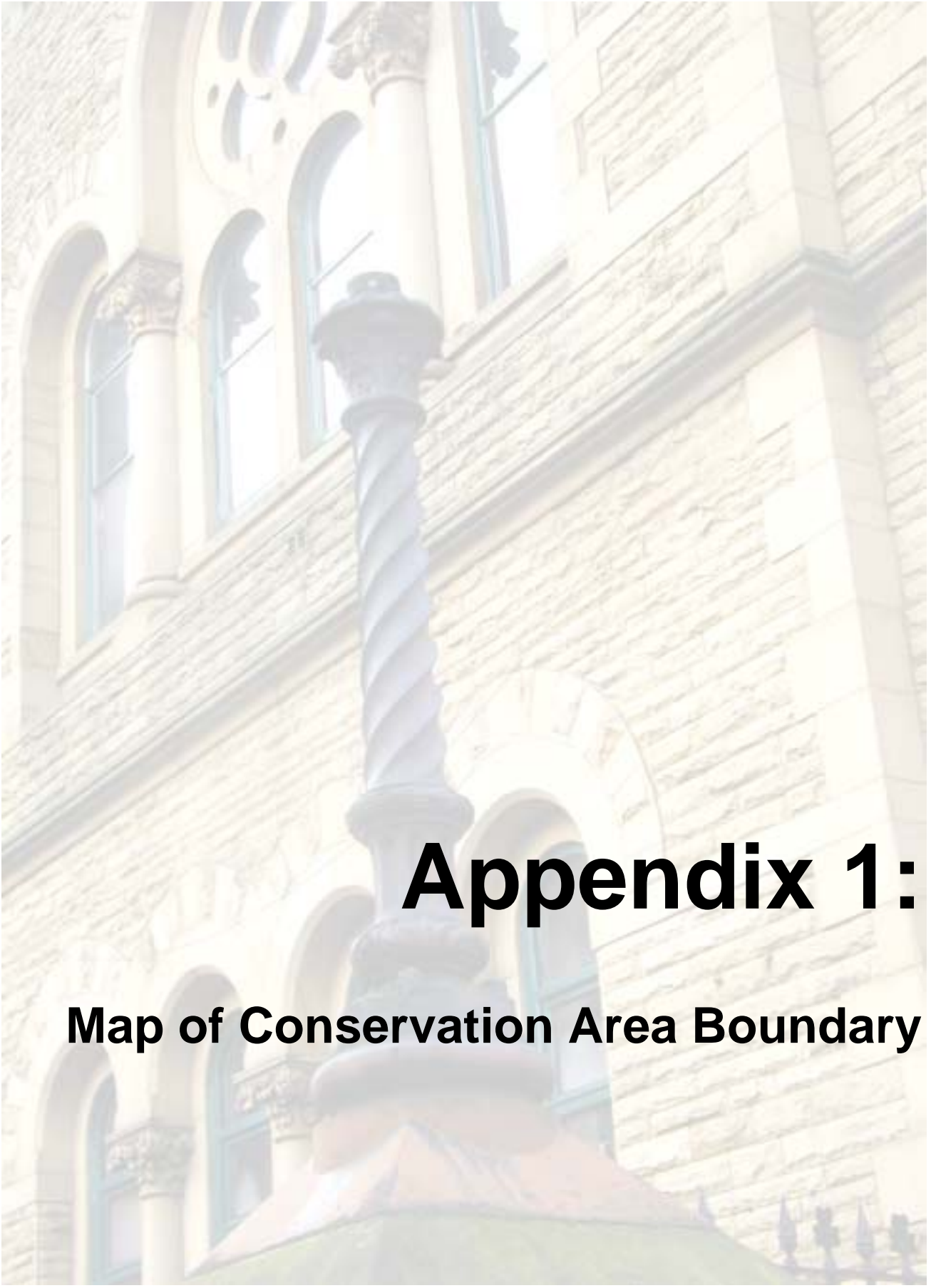
Dewhurst, I. for Keighley Civic Society: *Keighley Town Trail*. Crown Press Ltd.: Keighley

### Planning Policy

City of Bradford Metropolitan District Council (1988): *Bradford Unitary Development Plan*

Department of the Environment (1990): *Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment*. HMSO, London.





**Appendix 1:**  
**Map of Conservation Area Boundary**





# **Appendix 2:**

**List Descriptions of Listed Buildings  
within Keighley Town Centre  
Conservation Area**

---

---

# Appendix 2: List Descriptions of Listed Buildings with Keighley Town Centre Conservation Area

---

**Former Baptist Chapel, Albert Street – Grade II**  
Former Baptist Chapel. Dated 1863. Rusticated stone with ashlar dressings, stone slate roof. Romanesque style. 2 storeys with attic and basement. 3 bays. Quoins. Central bay breaks forward, is taller and gabled, and has four grouped round-headed windows on each floor and a large, round, central window with plate tracery on first floor; stepped arcading in gable; machicolated eaves course; coping; iron finial. Lower side bays have a round-arched entrance with date over, paired round-arched windows to first floor and moulded gutter brackets. Segment basement windows.

**Forecourt walls, piers and railings to former Baptist Chapel – Grade II**

Walls, piers and railings. Mid-late C19. Dwarf rusticated ashlar walls with coping, stepped up hill slope, support cast iron railings with ornamental finials. Three pairs of square stone piers and one single pier, those at main entrances supporting cast-iron lamp standards with twist columns.

**Public Baths, Albert Street – Grade II (2, 4, 6, 8, 10 and 12)**

Public baths. Late C19 with 1914 addition. Rusticated stone, Welsh slate roof. Main block: High Victorian style, 2 storeys; 4-bay asymmetrical façade, bays 1 and 3 breaking forward and gabled, bay 2 in projecting surrounds with acanthus-leaf capitals to square piers, moulded arches, roundels in spandrels and acanthus-leaf cornices. Windows of 1, 2 or 3 lights in quoined surrounds with

acanthus leaf capitals to colonettes. Where windows are below gables they are surmounted by a roundel with multi-foiled light, the whole under a pointed-arch hoodmould. Chamfered band above ground floor and to eaves. Ashlar coping. Iron finials, 2 surviving. Ridge stack to left. 1914 addition to right: single storey, 3 bays. Corner bay with spire. Pointed-arch doorway with coat of arms above in projecting, gabled surround. Ashlar coping. Interior: stained glass in main entrance doors.

**Town Hall, Bow Street – Grade II**

Town Hall. Opened 1902. By John Haggas. Ashlar, graduated Westmorland slate roof. 4 storeys, 3 bays with 4<sup>th</sup> bay turning corner on left. Plinth. Pilasters dividing bays. Cornices between each floor. Ground floor: door on right and 3 windows, all round-arched with moulded lintels and keystones. Cill, impost and lintel bands. Cornice breaks forward over door on corbels and is surmounted by balustrade. 1<sup>st</sup> floor: corner bay has oriel window with floriated base and cornice and balustrade above. 3 segment-headed windows with architraves and bands as ground floor. 2<sup>nd</sup> floor: cross-windows, the moulded heads with rounded corners and panels below decorative panels above and below, flanked by cross-windows. Parapet coat of arms in panel under scalloped shell. Over corner bay is a blind, round-arched opening with moulded head, imposts and keystones above which is shaped pediment with finial. Corniced stacks to ridge and sides. Left return: 3 bays on right as front. 8 bays to left

---

---

plainer, of coursed stone, with one and 2-light windows with chamfered lintels, flat-faced mullions and projecting cills. Interior: staircase with Art Nouveau style iron balusters and moulded wooden gallery with paneled front, clock and moulded frieze and ceiling. Work began on the Town Hall in 1900, it began to be used in 1901 although not opened officially until 1902 (Kellys Directory). The internal arrangements were by W and JB Bailey, the carving on the façade by A. F. Smith.

### **1, 1A, 3, 5, 7 and 9 Chapel Lane – Grade II**

House, converted to multiple occupancy, no. 1A a former loading bay. Dated '1660' HD GD, converted early C19. Coursed stone, stone slate roof. 3 storeys, 9 1<sup>st</sup> floor windows (one formerly a taking-in door). Nos. 1A and 3: C20 doors and shop windows. Above, nos 1 and 3 each have 2 single-light windows in plain stone surrounds and no. 1A has taking-in door, now window. 2<sup>nd</sup> floor: as first floor, the right window of no. 1 enlarged and with 12-pane fixed-light window, the door to no. 1A shorter with wide jambs, impost blocks, voussoirs and a later pulley above. To right of no. 3 is round-arched, voussoired, doorway to passage, the wall above blind. No. 5 has step to Caernarvon-arched doorway with similar shop window on left. Above is a stepped, 3-light flat-faced mullion window and on 2<sup>nd</sup> floor a single-light window. Plain stone surrounds to all openings. Nos. 7 and 9 each have a door with stepped, 3-light flat-faced mullion window to right and above and single-light window to 2<sup>nd</sup> floor. Shaped gutter brackets. Shaped gutter brackets. Shaped kneeler and ashlar coping to right. 3 corniced ridge stacks. Rear: quoins indicate nos. 5-9 form the earliest portion of the building, with a round-arched stair window with keystone and imposts and datestone to no. 9. Traces of double-chamfered mullion windows and one to right gable.

### **Keighley Shared Church of St. Andrew and Temple Street Methodist, Church Street – Grade II**

Church. 1848. By R. D. Chantrell. Coursed dressed stone, graduated stone slate roof. West tower, aisled nave, chancel with transepts, south porch, south vestry. Perpendicular style. 4-stage tower with diagonal off-set buttresses: west door with overlight under hoodmould with decorative finial and stops; 2<sup>nd</sup> stage has 4-light window with pointed arch under hoodmoulds with shields above; 3<sup>rd</sup> stage has single-light window and clock. 4<sup>th</sup> stage has 2-light window, gargoyles; crocketed finials to parapet. Nave: 6 bays defined by off-set buttresses. Pointed-arch 3-light windows to aisles, flat 3-light 4-centred-arched windows to clerestory, all with tracery and hoodmoulds. Strings. Ashlar

copings. Chancel: 3 bays, narrower and lower. Diagonal buttresses. 5-light east window. Ashlar coping, gable cross. Vestry in same style. Interior: octagonal arcade piers. Font dated 1661.

### **29 – 51 (odd) Church Street, Hattersley Crescent – Grade II**

Row of 10 shops with offices over. 1890. Designed by J. Judson and Moore for Alderman R. L. Hattersley. Coursed rubble with ashlar dressings. Hipped slate roof with 7 stacks. Pilaster strips and bracketed eaves. 10 original shop fronts with tall wooden pilasters brackets and fascia boards. Central carriage entry with bracketed lintel, with to left a shop front, then a doorway to offices with elaborate double panel doors with tripartite overlight and brackets supporting a broken swan-neck pediment with carved festoon, and beyond 4 shop fronts. To right 4 shop fronts and a corner shop front. Above central 3 light bow window with moulded ashlar surround with pulvinated frieze and flat hood, to the left 5 windows with similar surrounds, the central one with pilasters and segmental pediment inscribed 'HATTERSLEY CRESCENT'. Beyond a canted bay window with similar surround, the central window topped by a pediment. Then 3 windows and a corner bay window all with similar surrounds. To the right 4 windows, the a canted bay window topped by a pediment inscribed '1890' with beyond 2 windows and a corner bay window all with similar surrounds. Upper floor has similar fenestration pattern with small windows in plain ashlar surrounds. Plain sashes throughout.

### **Commercial Inn, Church Street – Grade II**

Inn. Late C18. Coursed squared stone, stone slate roof. 3 storeys, 3 1<sup>st</sup>-floor windows. Plinth. Central C20 door and overlight in surround with plinth blocks and entablature. A 3-light, flat-faced mullion window with wider central light to left and right on each floor. A central, blocked, single-light window to 1<sup>st</sup> and 2<sup>nd</sup> floors. Shaped kneeler and coping to right. End stacks.

### **Fountain Inn (now Red Pig), Church Street – Grade II**

Two houses, now inn. Late C18. Cement rendered, stone slate roof. 3 storeys, 3 bays in all. To right, C20 door and overlight in plain stone surround flanked by 2-light, flat-faced mullion windows in flush stone surrounds. To left, door, now window, with 2-light window adjoining to right. 1<sup>st</sup> and 2<sup>nd</sup> floors: three 3-light windows, with wider central lights. End stack to right.

---

---

**Council Offices, Lawkholme Crescent – Grade II**

Council offices, former School Board Offices. 1893. Designed by James Lechingham of Bradford. Coursed rubble with ashlar dressings and slate roof with terracotta ridge tiles, ashlar coved gables with a gable and 2 wall stacks. Quoins, chamfered plinths, moulded first floor band and eaves. 2 storey over a high basement. Curved corner site. 2, 2 light basement windows. Central 3 light cross casement in raised and moulded ashlar surround with either side single similar 2 light windows. To the left a doorway which overlight and hood mould and hood and beyond a similar 3 light window plus an oval window with ornate surround. To the right a tall 4-centred arched doorway with ashlar pilaster surround and carved frieze, above a double overlight with panel pilaster surround, a shell hood and flanking ball finials, and beyond a further 2 light cross casement. Above a 3 light oriel window, with round headed central light, and 4 part overlight in moulded ashlar pilaster surround supported on brackets, and topped by a carved frieze, with gabled pediment inscribed 'SCHOOL BOARD OFFICES' and flanking ball finials. Either side single 2 light cross casements in raised ashlar surrounds with bracket hoods, and to the left a pair of similar 2 light cross casements above the right a truncated wall stack with scroll gabled base inscribed '1893'. To the right a truncated external stack with bracket corbel and a plain scrolled gable base, beyond a circular window with raised keystone surround and beyond a further similar 2 light cross casement. The whole topped by a square slate hung lantern with a pyramidal slate roof.

**40 and 42 High Street – Grade II**

House, now with 2 shops. C17 and early-mid C18. Coursed stone, stone slate roof. 2-storeys, 5<sup>1st</sup> floor windows. C17 rear wing. Raised quoins. C20 doors and shop fronts under moulded stringcourse. Moulded surrounds with raised cills to 1<sup>st</sup> floor windows (C20 glazing). Moulded eaves cornice. End stacks, reduced in height. Rear wing has double-chamfered mullion windows

**The Former Liberal Club, High Street – Grade II**

Former Liberal Club now shop and warehouse. 1876 designed by Wm. Smith of Keighley refronted c1900. Coursed rubble with ashlar dressings, slate roof and coped gables with a gable stack. 3 storey. North Street front added c1900 with shop front, the central pedimented doorway not a window with plate glass window either side, that to the left with inserted door. Either side ashlar pilasters with ornate curved capitals and

entablature with fascia board. The entablature continues to the right over 2 further bays with defining pilaster strips, firstly a further Edwardian shop front with pedimented doorway and secondly 2 circular windows with continuous hoods. Above a 3 bay upper shop window defined by 4 dumpy Doric columns on high square bases with diamond panels and a bracketed entablature above. Above again 3 panels the lower sections blocked the upper sections with glazing bar windows also defined by dumpy Doric columns with flanking carved allegorical figures in relief, above a pediment with a central circular window with elaborate carved surround. West front 9 bays with 3 windows on the ground floor and above 5 central segment headed plain sashes with ashlar surrounds and continuous hood mould. To the right a loft doorway with similar hood and beyond a further plain sash. To the left, a half octagon staircase addition c1900 with plain tile roofs and small casements. Above again 5 similar central windows, mostly blocked, with to the right 2 further sashes and to the left a pair of similar sashes and beyond a pair of smaller windows with dumpy Doric column surrounds.

**31-55 North Street (Russell Chambers) – Grade II**

Commercial premises. Dated 1898. Ashlar, thin slate roof. 3 storeys with attic, 7 bays 1:1:3:1. Ground floor has central round-arched doorway with decorative spandrels and frieze. A shop window to either side, each with 2 marble veneer columns. Cornice. Windows above are mullioned and transomed with decorative panel over each light. Central 3-light oriel window to 2<sup>nd</sup> floor. Bays divided by giant Corinthian pilasters supporting entablature with decorative frieze and moulded cornice. Shaped gable over 3 central bays has 3 windows, coping an finials. Balustrade over other bays. Corniced stacks. Included for group value.

**57, 59 and 61 North Street (Russell Chambers) – Grade II**

Commercial premises. Late C19. Ashlar, green slate roof. 3 storeys, 6 bays and rounded corner bay. Panelled pilasters divide bays. Corner bay, on right, has round turret and dome with iron finial. Round-arched entrance has clustered columns, leaf capitals and gabled pediment with carved tympanum. To right of entrance 3 stilted-arched windows with moulded surrounds and colonettes; to left 2 shop windows, the upper portions divided by pilasters. 1<sup>st</sup> floor: 2 3-light and 4 2-light windows with round-headed lights and carved friezes above. 2<sup>nd</sup> floor: 2 4-light and 4 3-light windows. Modillioned cornice. Gabled attic with Venetian window. Included for group value.

---

---

**63 North Street (National Westminster Bank) – Grade II**

Bank. Late C19. Ashlar, graduated grey slate roof. 3 storeys; 3 bays on North Street x 7 bays on Russell Street with entrance bay turning corner. North Street façade: plinth. Rusticated pilasters flanking openings. Ground-floor windows sement-headed windows in eared architraves to 2<sup>nd</sup> floor flanked by giant Ionic pilasters which support archivolt and corbelled, modillioned cornice. Fretted parapet. Entrance bay at left corner in similar style with steps up to round-headed doorway with architrave of pilasters, consoles, moulded segmental pediment and decorative wrought-iron work bearing words 'Bradford District Bank Limited'. Instead of parapet this bay has a blind, round-arched window in architrave with moulded archivolt, keystone and impost flanked by short panelled piers. Corniced ridge stacks. Left return, on Russell Street, is plainer with one and 2-light windows in moulded surrounds, band, cill bands, modillioned eaves, angle pilaster to 1<sup>st</sup> floor and eaves swept on corner. Interior: panelled banking hall with panelled counter and doorcase and moulded plaster ceiling.

**77 North Street (Barclays Bank) – Grade II**

Bank. C1900. Ashlar. Italianate style. 2 storeys, 4x3 bays. Plinth. Ground floor rusticated with large, round-headed openings and impost string. Cornice. 1<sup>st</sup> floor has rusticated quoins and segment-headed windows in moulded surrounds under segmental 'eyebrow' pediments on brackets. Bold modillion eaves cornice and blocking course stepped up in centre.

**81 North Street (Police Station) – Grade II**

Police station. Late C19. Ashlar, roof not visible. Restrained Italianate style. 2 storeys, 4 x 3 bays. Plinth. Ground floor rusticated with heavier rustication at angles and around the round-arched openings, windows with glazing bars, quoined surrounds and impost string, door in recessed bay on left. Bold cornice. 1<sup>st</sup> floor has angle quoins, cill string and eared architraves with cornices to windows. Dentilled eaves cornice. Stone stack to rear.

**Public Library, North Street – Grade II**

Public library. Dated 1904. Coursed stone. Arts and Crafts style. 2 rows of windows, 5 1<sup>st</sup>-floor windows. To right, steps up to large, round-arched entrance with carved spandrels and iron gates. 7 mullioned and transomed windows, the central lights round-headed, in square openings, divided by ashlar pilasters. To 1<sup>st</sup> floor 5 square windows set diagonally in strapwork panels. End bays have

gables/ pediments. The far right-hand bay, on the corner of Albert Street, has a larger gable/pediment. On centre of roof ridge is dome supported on open, broken-pedimented, wooden frame.

**89, 91, 93, 95 and 97 North Street (The Temperance Institute) – Grade II**

Temperance Institute and shops, now commercial accommodation and social club. Dated 1896. Ashlar. 3 storeys. Polygonal tower on south-west corner has 3 round-headed windows on 1<sup>st</sup> floor as oriels with broken pediments, 3 pairs of round-headed windows on 2<sup>nd</sup> floor, wooden lantern and polygonal dome with iron wind-vane and lead roof. North Street front: 5 segmental-arched shop windows with C20 shop fronts (nos 89-95); 5 windows to each upper floor with stone mullions, the 1<sup>st</sup> floor windows with cornices, the 2<sup>nd</sup> floor with stone mullions, in pairs. Right bay has round-arched, moulded doorway (to Temperance Institute) with iron gates and consoles supporting entablature with frieze of swags and putti flanking oval plaque 'Temperance Institute'. Moulded stringcourse to ground floor. Modillioned eaves cornice. Segmental broken pediment above eaves dated 1896. Panelled stone chimneys. Albert Street front: ionic entrance with attached columns and moulded round arch with 'Temperance Hall 1896' carved on frieze now covered by sign 'Walker Social Club'. 5 windows to each floor.

**War Memorial, North Street – Grade II**

War memorial. Unveiled 1924. Ashlar with bronze figures. Plinth with steps on which is set 3-stepped base to monument. Monument: 3-stage pyramid with moulded plinth and bends. On west side figure of soldier with kit. On east side figure of sailor with telescope. On south side plaque with coat of arms with feathers on top surmounted by figure of Victory, one hand outstretched with laurel wreath, other hand with palm leaf. On north side plaque commemorating those who died in the First and Second World Wars. Sculptures by H. C. Fehr Sc.

**Eden House, Russell Street – Grade II**

House. Early-mid C19. Dressed stone, stone slate roof. 2 storeys, 3 bays. 4 steps to 6-panel door with fluted head and plain fanlight, the head continuous with necking of flanking panelled pilasters with support archivolted arch with keystone. Later sash windows with raised cills. Kneelers. Low-pitched roof. Tall end stacks. Rear: tall round-arched stair window. Right return: original sashes with glazing bars.

---

---

**Mosque, Temple Row – Grade II**

Methodist church now mosque. 1846 by James Simpson. Coursed, squared stone, Westmorland slate roof. 2 storeys, 4 bays. Gable front symmetrical with rusticated quoins and 2 Tuscan porches, in antis, each up to steps and with frieze and cornice. Between the porches are 2 round-headed windows with sashes with glazing bars. Four round-headed windows above, the end ones in double-pilastered slight projections. Cornice, breaking forward over end bays. Right return: 6 bays with door to left and round-headed windows on both floors.

**9, 11 and 13 Temple Street – Grade II**

3 houses with shops now estate agents premises. Late C18 – early C19. Stone, now rendered, C20 concrete tiles. 2 storeys, one wide bay each. Doors and windows in plain stone surrounds, the

windows with flat-faced mullions. No. 9: C20 glazed door to left and C20 shop window to right with above, to left, a 2-light window and to right, a 3-light window. No. 11: C20 glazed door to right. C20 shop window to right; above, a 2-light, formerly 4-light, window. No. 13: door, now window, to left with window adjoining to right and 5-light window above.

**19, 21 and 23 Temple Street – Grade II**

3 houses, now 2. Early – mid C19. Stone, stone slate roof. 2 storeys, 4 1<sup>st</sup>-floor windows in all. Panelled doors under overlights with glazing bars have console bracketed corniced hoods. Door of central cottage now a window. 16-pane sashes with glazing bars. Bracketed eaves cornice above ovolo moulding. End and ridge stacks.



# **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 and under the Advertisement Regulations) 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. (For further details of these controls see PPG15)
- Before any works can be carried out to trees of more than 7.5 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.

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

---

---

# Contacts

---

For further information please contact:

**The Conservation Team**

Transportation, Planning and Design Department  
The City of Bradford Metropolitan District Council  
Jacob's Well  
Bradford  
BD1 5RW

Email: [conservation@bradford.gov.uk](mailto:conservation@bradford.gov.uk)