

CHAPTER 10

Built Heritage

10.0 Introduction

- 10.1 Bradford's District is a rich and diverse historic environment. It consists of the following elements which, when viewed as an entity, form the essential characteristics of local distinctiveness and environmental identity. These elements are highly valued today, for the positive contribution they make to the quality of the environment as well as for the benefits to the economy and tourism in particular.
- Over 5800 building, listed by the Secretary of State as being of special architectural or historic interest. These range from large industrial mill complexes to weaver's cottages; and from agricultural farmsteads to stately halls and manor houses. Buildings of architectural and historic interest make a vital contribution to the heritage character and attractiveness of the District.
- 10.2 Those buildings of the greatest historical or architectural value, listed grade I and ii* form a fraction of the total. In Bradford district buildings of this status comprise less than a third of the national average, hence their proper detailing and protection is imperative. Examples include Upper Headley Hall, Thornton with its courtyard walling, entrance gateway and aisled barn and the church of All Saints, Bingley. (National percentage grade 1 2.5% City Of Bradford area 0.34% national percentage grade 11* 5.2% City of Bradford 1.6%)
- 56 designated Conservation Areas each of significant character contributing to the Districts unique amenity value. Conservation Areas generally contain a number of listed/historic buildings, of special quality relating to the historical development and architectural character of the district. This is often evident when looking at the development of the buildings and the spaces between them. Conservation Areas may also contain original street patterns, locally quarried materials, (predominantly stone), and a range of local traditional design features.
- 10.3 The areas designated vary from Victorian suburbs such as Little Horton Lane representing the c19th growth of Bradford, to the historic linear upland villages such as Stanbury. The periodic re assessment of boundaries and consideration of additional areas ensures the relevance of the designations remain valid.
- 9 Historic Parks and Gardens identified on the Register of Parks and Gardens of Special Historic Interest in England designated by English Heritage.
- 10.4 The urban areas of Bradford District are well provided with Victorian municipal parks. The historic layouts, planting and the structures generally survive to indicate the original form of the parks and gardens. Examples of notable significance include Bradford's 'city of the dead' at Undercliffe Cemetery and the private grounds at Heathcote, Ilkley.

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- 202 Ancient Monuments Scheduled by the Secretary of State as being of national importance ranging from the site of the Roman Fort at Ilkley to prehistoric earthworks and the unique concentration of carved stones on Ilkley Moor. The vast majority of the monuments being located in the north of the district.
 - 1 Battlefield Site included on the national register of Historic Battlefields. Adwalton Moor 1643 - gave the Royalists control of the North of England for the remainder of that year. It was second only in significance to Marston Moor in the history of the Civil Wars in the North. The battlefield landscape of 1643 was one of hedge-lined fields on the lower slopes and moorland with coal pits, some of which can still be identified today. The encroachment of development especially the railway, road and built developments over the last 150 years has dramatically altered the character of the battlefield by changes to the landscape. In addition, the changes in agriculture and land management have also had a major affect on the overall appearance.
 - 1 Nominated World Heritage Site identified by the Government as having world – wide significance in association with the textile trade and the industrial revolution. Saltaire is the finest example in England of an integrated textile mill with its associated housing and public buildings. Developed from the 1850's and still an almost complete model village. Saltaire illustrates the combination of industrial processes and transport systems, the use of power and the provision of model housing and social amenities. All of these factors are unified by dignified architectural detailing, the use of local materials and technological advances which contribute to make the site of outstanding universal value.
- 10.5 The Council wishes to preserve and where appropriate, enhance the districts heritage for the enjoyment of present and future generations, working in partnership with English Heritage and local communities, and exercising sensitive control over new development or alterations affecting the historic environment.
- 10.6 The districts industrial heritage of mills and associated commercial development is especially important and reflects the areas prominence within the global textile trade.
- 10.7 The Council will only permit development where it can be shown that:
- Development will not adversely affect any heritage assets or environmental resources,
 - Development will not harm the character or quality of the wider environment and
 - Where development is thought to cause environmental losses these are reduced to a minimum and outweighed by other measures or mitigation to ensure that there is no net loss of environmental value.

Listed Buildings

- 10.8 Listed buildings represent the best of the countries heritage in terms of architectural and historic interest. They are a finite resource. Once demolished listed buildings cannot be replaced and should inappropriate alterations take place, they can be robbed of their special interest, resulting in loss of the character and appearance which once rendered them to be of historical interest.
- 10.9 Far from being seen as a restraint to all future change, the listing of a building should be seen as the initial step to providing appropriate and sympathetic alterations to cater for today's users of listed buildings. Innovative solutions to design problems associated with the restoration and re-use of listed buildings are often necessary to make listed buildings attractive to the investor and this must be achieved without compromising the historic value and structural or visual integrity of the building.
- 10.10 Government advice in PPG 15 is that Local Planning Authorities should 'have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historical interest which it possesses'.

Change Of Use Of Listed Buildings

- 10.11 Whilst the purpose for which a listed building was originally constructed may now be inappropriate due to changes in land management population and economic activity, some types of change of use could result in substantial changes to the character of the building which the Council would find unacceptable.

Policy BH1

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.**
- 10.12 Once the original use of a building has gone such as the agricultural use of a barn or the industrial process ceases to function within a mill complex new uses which respect both the character of the original building and it's setting need to be identified.
- 10.13 The Council may, in appropriate circumstances, be flexible over the uses permitted in order to achieve the objective of retaining a listed building in use and not empty and at risk from vandalism, arson and ultimately dereliction.

- 10.14 Appropriate uses will depend on the location of the property and the special character which identifies it as a listed building. A barn or small mill although domestic in scale may be spatially destroyed if sub divided into small rooms but acceptable if used as domestic accommodation or workspace maintaining the open nature of the original building. The external treatment to a barn or industrial building might also need to be maintained and not changed by domestic gardens and boundary treatments. The Council would seek to remove permitted development rights in appropriate cases. Buildings within the Green Belt will also need to comply with policy GB4 of the Plan.
- 10.15 Other large scale buildings such as mills, warehouses commercial and other public buildings may be sub divided over part of the floor area without loss of character maintaining principal rooms and details within the proposed changes of use such as banking halls, board rooms, courts, cells, ceilings and staircases. In industrial buildings features such as hoists wagon entrances, taking in doors and north light roofs which help identify the processes undertaken in the buildings should be retained and incorporated into the new proposal.

Demolition Of A Listed Building

- 10.16 By their nature Listed Buildings are irreplaceable and every effort should therefore be made to retain them. There are however unique situations which arise periodically whereby a listed building is found to be redundant or unable to be brought back into a beneficial use. If this is the case then only by the applicant submitting, along with the application, documentary evidence of the justification is the Council able to fully and properly consider individual applications.

Policy BH2

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 SUBMITT 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 BUILDINGS DEMOLITION**

- 10.17 Applications for demolition will not be supported if they are not accompanied by evidence of negotiations with the Planning Service to find a solution for the retention of the listed building. The information required will include all of the following and where appropriate additional supportive information outlining the broader benefits to the area including:
- A detailed account of the outcome of a sales campaign for the building or group, for a minimum of the previous 6 months; this is so the Local Planning Authority can be sure that the owner has actively sought to resolve the problem. The owner may chose to offer other evidence to illustrate that every attempt has been made to find a new owner or user for the property, such as offering to let space or co operating with adjacent building owners who might be in a better position to resolve the problems by taking control of all buildings.
 - A valuation of the building and site, so that the Local Planning Authority can be fully aware of the financial implications of retention or clearance and demolition.
 - An independent structural survey, to fully inform the Local Planning Authority of the condition of the structure of the building and the need for action to demolish.
 - A detailed proposal for the site, the after use of the site will form a material consideration in most cases.
- 10.18 If the LPA are minded to approve the application it will be subject to conditions and archaeological recording.

Archaeology Recording Of Listed Buildings

- 10.19 Applicants will be expected to demonstrate to the Local Planning Authority that provision has been made for a programme of archaeological recording and investigation and are advised to contact the West Yorkshire Archaeology Service in order to obtain a preliminary indication of the archaeological significance of potential proposals.

Policy BH3

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.

- 10.20 This is to ensure that the heritage value of the listed building is not compromised by any loss of detail, change in spatial arrangement, or removal of features without the informed recording of the building prior to any work taking place. In the situation of an occupied building this would include the recording of fixtures

and fittings machinery and insitu tools furniture and possibly in very exceptional circumstances utensils prior to them being removed.

Conversion And Alteration Of Listed Buildings

- 10.21 The Local Planning Authority has the responsibility for development control proposals relating to buildings listed by the Secretary of State as being of Special Architectural or Historic Interest. The character of listed buildings is easily damaged if inappropriate building work is carried out which pays no regard to the buildings heritage value, detailing and materials. In particular the appearance of historic buildings has in the past been adversely affected by unsympathetic replacement of doors, windows, inappropriate use of materials and poor workmanship.

Policy BH4

THE ALTERATION EXTENTION 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**

- 10.22 Alteration work just as repair and maintenance must be carried out using appropriate materials for the building concerned. This will include the use of stone, slate, brick and clay products rather than reconstituted or artificial materials and the use of lime rather than cement mortars.
- 10.23 Reclaimed materials should only be accepted for re use when it is clear that the source of the material is proven and if they are salvaged from other listed buildings that permission for the removal has been granted.
- 10.24 The essential scale form and character of the original building and as much of the original structure, window and door openings, and features both internal and external should be retained.
- 10.25 Only in exceptional circumstances will new ancillary buildings be allowed and these should respect the original building and not dominate it by way of scale or detailing. Large scale developments will need to demonstrate that the form of construction and materials are appropriate to the location. Where the quality of detailing and material specification cannot match that of the existing building the developer needs to show that modern materials and forms of construction will produce both a building of quality but also complimentary to the listed building.

- 10.26 In the case of conversion to residential use, garaging and parking solutions should be provided using existing structures and outbuildings. Walls used to screen from view domestic intrusions such as patios drying areas, even gardens and external private space.

Shop Front Policy For Listed Buildings

- 10.27 Within the district there are many listed buildings with shop fronts. Many of these form an important part of the buildings historic fabric that should be retained and restored with great care in order to secure their conservation. Where shop fronts have been inappropriately replaced or altered opportunities exist to restore a more appropriate design but care must be exercised to avoid pastiche. In particular the Council will work with building owners to identify the design of former shop fronts so that their authentic reconstruction can be considered.

Policy BH5

PROPOSALS FOR THE REPAIR OR ALTERATION OF EXISTING SHOPFRONTS OR INSTALLATION OF NEW SHOPFRONTS ON A LISTED BUILDING SHOULD BE TO 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.

- 10.28 In order to properly assess the quality of proposals, the submission of elevational drawings with large scale actual size detail sections will be necessary to show the exact appearance of the shop front on the listed building and how it relates to adjacent properties.
- 10.29 Exceptionally, modern shop fronts of a high quality of design and materials, which respect the character of the listed building may also be supported where authentic or original shop frontages cannot be determined.
- 10.30 Notwithstanding the Council's support for property security, the location and external fixing of security shutters to listed buildings is visually unacceptable. The Council would look to applicants to use other means of security and where CCTV is in use to support this means of property protection with additional internal security devices without recourse to external shuttering of principal elevation.

Display Of Advertisements On Listed Buildings

- 10.31 The character and appearance of listed buildings can be easily damaged by the fixing of advertisements or other signage which are inappropriate in design, materials, fixing or the method of illumination. In particular the size, colour and the use of internal illumination of signs can adversely affect the appearance and character of a listed building.

Policy BH6

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**

10.32 Listed buildings throughout the district represent a variety of local building types, periods and styles. The use of standard designs and corporate signage is not considered to be appropriate. In these situations applicants must show as part of the application how they have assessed the building and design of sign to meet the listed building requirements.

Conservation Areas

10.33 The Planning (Listed Buildings and Conservation Areas) Act 1990 defines Conservation Areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance'. PPG15 emphasises that it is the quality and interest of areas rather than individual buildings which would be the prime consideration in identifying Conservation Areas. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention should be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area. This requirement extends to all powers under the Planning Acts, not just those which relate to historic buildings.

10.34 A total of 57 Conservation Areas have been designated in the District to date with the aim of conserving the special architectural or historic interest of the buildings and their surroundings. The boundaries of the conservation areas are currently being reviewed, and strategies for their preservation and enhancement will be prepared.

- 10.35 Certain additional Planning Controls already apply in Conservation Areas which restrict the amount of demolition which would affect their character. Examples of the type of restrictions apply to the felling or lopping of trees and the demolition of buildings. The general statement of intent is to preserve or enhance the character of the Conservation Area including a strong presumption in favour of preserving buildings, both listed and unlisted which make a positive contribution to the special character of the Conservation Area. Equally important is the need to preserve open spaces within the Conservation Area.

Development Within Or Which Would Affect The Setting Of Conservation Areas

- 10.36 The character of a Conservation Area is the sum of many factors. Conservation Area designation is not intended to 'pickle' or stop time in the area concerned but it is accepted that sensitively designed new development can enhance the quality of such areas and make them able to contribute more in terms of environment and visual quality.

Policy BH7

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

- 10.37 The areas protected by Conservation Area designation form a major part of the rich legacy of the historic built environment of the Bradford District. It is the responsibility of the Local Planning Authority to safeguard this valuable and irreplaceable resource. New development including alterations to buildings will be expected to respect its historic context in terms of scale form and quality of detail. Developers must demonstrate in both a written justification and illustration that the proposal will preserve or enhance the specific Conservation Area by virtue of its use, design, siting and materials. Applications in outline will only be accepted in exceptional cases where the applicant can show that the scale of development or the principle of development is not a material consideration. Change of use applications which maintain the vitality and character or appearance of the Conservation Area will be supported. Uses which may cause conflicts such as night clubs located on secondary roads adjacent to residential development or industrial use where residential or mixed use schemes are being promoted as part of this plan will be refused. Developments which generate increased levels of traffic footfall parking noise or pollution are detrimental to the character of a Conservation Area, but consideration will be given to relaxing approved policies or standards if by doing so a building of particular townscape merit or under threat of demolition can be retained.

Shop Fronts In Conservation Areas

- 10.38 The style of a shop front plays a most important role in the townscape of many conservation areas. Where possible, improvements will be sought to remedy poor design in an existing shop front. Particular attention will be paid to signage design lettering styles colour and finish.
- 10.39 The increased incidence of proposals for security grilles, shutters, sun blinds and canopies, of inappropriate materials, form and colour is a particular cause for concern because of their adverse impact upon any street scene and especially frontages in conservation areas.
- 10.40 Shop owners have in recent years experienced increased vandalism and theft resulting in the need for exceptional security measures to small business premises. In some instances this vandalism has contributed to the businesses closing and being left empty. In some cases alternative uses such as residential have been introduced into shopping parades which can further interrupt the viability of adjacent businesses.

Policy BH8

WITHIN CONSERVATION AREAS PROPOSALS AFFECTING EXISTING SHOPFRONTS OR PROPOSALS FOR NEW SHOPFRONTS 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.

- 10.41 Existing period shop frontages should where possible be repaired or if that is not possible they should be carefully copied and reinstated using traditional materials and be finished with a paint finish. Existing fascias should be used for signage applied directly onto the fascia and sign written.
- 10.42 Where blinds exist they should be repaired and new proposals should relate to the original shop front. Traditionally they retract behind the fascia and are used as required. Modern equivalents to the roller blind use a light weight concertina frame so they can retract and are always more acceptable than a fixed 'dutch' blind.

Demolition Within A Conservation Area

- 10.43 The character of conservation areas is made up of many parts. The relationship of buildings walls and structures, open space, materials, textures, views, trees and hedges. They all contribute to the enjoyment and removal of even one element can have a damaging effect on the whole area.

Policy BH9

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.

- 10.44 Where the applicant can demonstrate that the building or feature is beyond repair, is incapable of beneficial use, or where it can be demonstrated that its removal/partial removal and the subsequent redevelopment of the site would benefit the historic character or appearance of the Conservation Area then permission will be granted subject to conditions. In the case of buildings, retention of primary elevations will be a requirement where the applicant can show that the retention of the whole building or structure is not viable. Demolition of any wall, feature or building will only be granted on the approval of a planning application for the replacement new development and conditional upon the letting of a contract for the implementation of the works.

Open Space Within Or Adjacent To Conservation Areas

- 10.45 Within many Conservation Areas green space, trees and water features form an important element of the character being safeguarded. Accordingly these features should be protected against damaging development proposals. They may also be the subject of environmental enhancement initiatives to improve the nature conservation value of these existing habitats.

Policy BH10

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 TREES AND HEDGEROWS WHICH THE DEVELOPMENT PROPOSALS PROPOSE TO DESTROY**

- 10.46 It is only relatively recently that gardens and designed landscapes have come to be recognised as an important part of the districts unique natural and cultural heritage. Open space and vistas into and out of Conservation Areas should be retained where it can be shown that the spaces contribute to the character and historic layout. Natural features such as trees and hedgerows within or adjacent to Conservation Areas and especially those that are linked to wildlife habitat and local distinctiveness are very vulnerable to change. In these circumstances unless development proposals can be totally separated from the feature to be protected development should be refused. Equally where development is proposed in open land sufficient space should be set aside to maintain the important long distance views from key points both inside and outside the Conservation Area which provide a robust buffer to the proposed development.

Space About Buildings

- 10.47 In considering whether planning permission should be granted for a proposed development within a Conservation Area, design and siting details will be an important factor. These should be appropriate to the character, scale, style and materials of the existing buildings and setting. See also policies OS 7 and OS 8 which protect village greenspace and policy NE10 which protects important landscape and wildlife features.

Policy BH11

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.

- 10.48 To retain the character of the Conservation Areas development which takes place within or adjacent to the boundaries should carefully follow the form and scale of the existing urban form. In previous years this has not always been possible as highway standards, sight lines and facing distances have required greater and greater amounts of land is left between buildings. By carefully adjusting standard road and building types and carefully planning layouts leaving boundary walls insitu. Positioning entrances to minimise the need for visibility splays, new development in or adjacent to Conservation Areas can be closed right down to replicate the local character of different settlements and thereby be more easily integrated into Conservation Area settings.

Conservation Area Environment

- 10.49 Modern requirements necessitate much larger amounts of land is now given over to wheeled vehicles and essential street furniture to accommodate and direct this traffic and light, sign and control pedestrian areas. Local authorities have responded with Highway Design Guides and manufacturers have responded with catalogues of benches, rubbish bins, finger posts, display signs to add to the very varied lighting columns and bollards available from standard ranges. Many are utility and have a cloak of antiquity applied to be used in heritage locations without any authenticity where a modern fitting would be more appropriate.

Policy BH12

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 OF 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.**
- 10.50 Whilst the provision of traffic management and parking space frequently forms a necessary part of development proposals these can have a very damaging effect upon the character and appearance of a conservation area. Accordingly it is particularly important that the design, materials chosen and the arrangement of access and parking spaces should harmonise as far as possible with the townscape and minimise the intrusion for the provision of motor vehicles and parked cars.
- 10.51 Prior to the 20th century little street furniture existed and only local materials were generally available to be used. Even the introduction of cast iron street lamps and bollards did not disrupt the scene as they were sparsely distributed and of a scale to respect the location they were put. Unfortunately the clutter now found both within the highway and frontages to all major buildings and the predominance of nationally available mock historic street furniture is taking away local distinctiveness and adding to a loss of character of Conservation Areas. In recognition of this process it may be that a restricted number of items of well designed modern street furniture would be more appropriate and special consideration is required for all additions to Conservation Area settings.

Advertisements In Conservation Areas

- 10.52 Inappropriately designed advertising material or signs are detrimental to the visual quality of the built environment of the conservation area. This can be minimised by the use of appropriate standards of design and materials. Advertising not subject to planning control may result in the unacceptable deterioration of historic townscape and landscape quality and the Local Planning Authority will seek discontinuance orders to ensure that advertising material is in keeping with the character of a conservation area.

Policy BH13

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 SHOPFRONTS, 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 FACIAS 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.**
- 10.53 On traditional painted shop frontages the Local Planning Authority will encourage the use of a sign written fascia and glass. Individual letters may also be acceptable in parades of shops. In urban situations, town centres and parades of shops where the majority of shop fronts are not of a traditional construction then a more varied use of materials might be acceptable but internally illuminated box signs would not. The signage should always be located just above the shop window or within the opening but not divorced from the display window. If there is no shop window then the sign should relate to the entrance or opening. Signs should not be wider than the window they relate to and in the case of door entrances should not be larger than 50% of the door opening. See also policy D15 which relates to the general considerations in the control of advertisements.

Nominated World Heritage Site

- 10.54 World Heritage Sites are places or buildings of outstanding universal value recognised as constituting a world heritage 'for whose protection it is the duty of the international community as a whole to co-operate'

- 10.55 World heritage Sites are nominated by the appropriate nation state, in this case the United Kingdom Government. They are then evaluated by either the International Council on Monuments and Sites (ICOMOS) and / or IUCN. The final decision is taken by the World Heritage Committee. The decision to Inscribe Saltaire will be made in December 2001.

Policy S/BH14

WITHIN THE PROPOSED WORLD HERITAGE SITE AND BUFFER ZONE AS DEFINED ON THE PROPOSALS MAP THE FOLLOWING WILL APPLY

- (1) DEVELOPMENT WHICH WOULD DESTROY, DAMAGE OR OTHERWISE ADVERSELY AFFECT THE CHARACTER APPEARANCE OR SETTING OF THE PROPOSED WORLD HERITAGE SITE WILL NOT BE PERMITTED**
 - (2) DEVELOPMENTS WITHIN THE WORLD HERITAGE SITE WILL BE REQUIRED TO DEMONSTRATE THAT THEY OFFER TOTAL PROTECTION TO THE HERITAGE ASSET AND PRODUCE NO ADVERSE ENVIRONMENTAL CONDITIONS.**
 - (3) ALL DEVELOPMENT IN THE BUFFER ZONE WILL BE ASSESSED AS TO ANY NEGATIVE IMPACT IT MIGHT HAVE ON THE PROPOSED WORLD HERITAGE SITE AND WHERE THIS IS FOUND THE DEVELOPMENT WILL NOT BE PERMITTED UNLESS THE APPLICANT AGREES WITH THE LOCAL PLANNING AUTHORITY A SUITABLE PROGRAMME OF MITIGATION**
- 10.56 The Local Planning Authority will make every effort to ensure that the existing heritage fabric within Saltaire is fully protected from adverse development proposals as Inscription as a World Heritage Site does not attach any additional planning controls. Within the site or buffer zone development that might result in the loss of heritage fabric or reduce the enjoyment of the village to residents and visitors by damaging views into and out of the village will be carefully assessed. If necessary developments will be re sited to ensure the character of the area is protected.

Historic Battlefields

- 10.57 The non statutory Battlefields Register compiled by English Heritage has the status of a material consideration in determining planning applications. Proposals should be able to demonstrate that they respect the character of the registered site and generally retain its openness, archaeological features and do nothing to limit the historical interpretation and public enjoyment of the site.
- 10.58 The following site is contained in the national list of battlefield sites and is therefore considered and acknowledged as important;

Adwalton Moor 1643

Policy BS/BH15

DEVELOPMENT AFFECTING THE REGISTERED HISTORIC BATTLEFIELD SITE SHOWN ON THE PROPOSALS MAP WILL ONLY BE PERMITTED WHERE THE PROPOSALS:

- (1) DO NOT ADVERSELY AFFECT THE HISTORIC, ARCHAEOLOGICAL AND LANDSCAPE INTERESTS OF THE SITE.**
- (2) DOES NOT PREJUDICE ANY POTENTIAL FOR INTERPRETATION OF THE SITE.**

10.59 Development on or in close proximity to the site included on the Register will form a material consideration to be taken into account in determining planning applications.

10.60 There is scope for interpretation of the area for the benefit of visitors and residents. On site interpretation will need to be carefully considered, as will opportunities for enhanced public access in association with the neighbouring authorities of Kirklees and Leeds.

Historic Parks And Gardens

10.61 Gardens and designed landscapes have only recently come to be recognised as an important part of national natural and cultural heritage. In England the official listing of gardens began with the National Heritage Act 1983 which brought English Heritage into existence and which amended the Historic Buildings and Ancient Monuments Act 1953 so as to enable the new authority to compile a non statutory register of gardens and other land which appears to be of special historic significance'. In 1995 the Department of the Environment introduced in the General Development Order(GDO) Consolidation, a statutory duty on planning authorities to Consult English Heritage and the Garden History Society(GHS) on applications affecting sites on the register.

Policy BH16

THE LOCAL PLANNING AUTHORITY WILL PAY SPECIAL REGARD TO SITES INCLUDED IN THE ENGLISH HERITAGE REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND WILL ONLY PERMIT DEVELOPMENT WITHIN OR WHICH WOULD AFFECT THE SETTING OF REGISTERED PARKS AND GARDENS AS SHOWN ON THE PROPOSALS MAP. WHERE IT CAN BE DEMONSTRATED THAT THE PROPOSALS:

- (1) WOULD NOT INVOLVE THE LOSS OF FEATURES CONSIDERED TO FORM AN INTEGRAL PART OF THE SPECIAL CHARACTER OR APPEARANCE.**
- (2) WOULD NOT DETRACT FROM THE ENJOYMENT, LAYOUT, DESIGN CHARACTER APPEARANCE OR SETTING.**

(3) CONFORM TO A MANAGEMENT PLAN AGREED BETWEEN THE OWNERS AND WHERE APPROPRIATE LOCAL PLANNING AUTHORITY AND ENGLISH HERITAGE

10.62 The following sites are included in the Register of Parks and Gardens of Special Historic Interest in England.

Heathcoat	Ilkley	GD 2226	Grade 11
Lister Park	Bradford	GD 2229	Grade 11
Roberts Park	Saltaire	GD 2233	Grade 11
Undercliffe Cemetery	Bradford	GD 2820	Grade 11
Peel Park	Bradford	GD3330	Grade ii
Bowling Park	Bradford	GD3332	Grade ii
Horton Park	Bradford	GD3331	Grade ii
Lund Park	Keighley	GD3327	Grade ii
Prince of Wales Park	Bingley	GD 3346	Grade ii

10.63 The adoption and implementation of land management plans are the key to the successful preservation and enhancement of these important man made sites.

Local Historic Parks And Gardens

10.64 Sites of a local interest (not included on the national register) are sites which display evidence of designed landscapes which are of local interest and any proposals which affect the site or setting should demonstrate a clear understanding of the original design and layout.

Policy BH17

DEVELOPMENTS IN AND ADJACENT TO THE FOLLOWING PARKS AND GARDENS WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THE PROPOSALS:

- (1) WOULD NOT INVOLVE THE LOSS OF FEATURES CONSIDERED TO FORM AN INTEGRAL PART OF THE SPECIAL CHARACTER OR APPEARANCE.**
- (2) WOULD NOT DETRACT FROM THE ENJOYMENT, LAYOUT, DESIGN CHARACTER APPEARANCE OR SETTING OF THE PARK OR GARDEN**

WHINBURN	KEIGHLEY
HEBER'S GHYLL	ILKLEY
MILNER FIELD	GILSTEAD
CLIFFE CASTLE AND DEVONSHIRE PARK	KEIGHLEY
BIERLEY HALL WOOD	BRADFORD

(sites may be added or removed from the list over the life of the plan, as required.)

- 10.65 The Council's available resources preclude the definition of boundaries for sites of local interest at this stage. It is intended that they are researched and identified during the Plan period and made available as supplementary guidance as required.

Archaeology

- 10.66 Bradford District contains a large number of significant archaeological sites, some of which are of international interest and many of which are of national or high regional importance. Bradford District falls into three land-use zones: upland, lowland and townscape. The upland zone comprises unenclosed moorland and enclosed rough pasture. The lowland zone roughly follows the lines of the area's watercourses and comprises improved enclosed pasture and other agricultural land, centred around scattered farmsteads. The townscape zone consists of all intensively settled land.
- 10.67 **The Upland Zone:-** The little-disturbed upland landscape retains a large number of Prehistoric (Middle Stone Age to Iron Age) features. Many of the upstanding remains are designated as Scheduled Ancient Monuments. Known features include hundreds of carved rocks on the moorland above Ilkley, Keighley and Baildon. Other Prehistoric funerary/ritual sites survive here and elsewhere in the District. Settlement sites are also represented by a number of well-preserved earthworks. There are probably similar sites which now lack above-ground remains. Bradford District was crossed by a network of Roman roads, the true routes of which are not yet known in most instances. Currently unknown Roman sites may survive along the road lines. Medieval settlement in the uplands was scattered in small, dispersed settlements or farmsteads rather than discreet nucleated villages. Upstanding farm buildings, apparently of 18th- or 19th-century date, may have Medieval origins. Redundant farm buildings have been little studied, and represent a finite and diminishing building stock of archaeological interest. From the Medieval period onward, mineral deposits in the uplands have been extensively exploited, and well-preserved associated remains survive.
- 10.68 **The Lowland Zone:-** The lowlands also appear to contain Prehistoric settlement remains. Large finds of worked flint along the Aire corridor suggest the presence of Middle and New Stone Age campsites, while a few known Prehistoric settlements, numerous spot-finds of Bronze Age metalwork, and scattered Roman finds indicate that occupation continued into later periods. Most Medieval settlement took the form found in the uplands. A small number of sites were administrative centres for the surrounding area, and here a number of fine Late Medieval and Post-Medieval houses survive which may have associated below-ground remains. The site of a Medieval convent survives at Esholt and a number of granges (small agricultural/industrial sites owned by the Medieval church) survive in the District. Well-preserved industrial sites survive, including iron-working sites, pottery kilns and corn mills. Some Medieval settlement sites evolved over into prominent private estates after the mid-17th century. These were often furnished with significant landscaped grounds. Early water-powered industrial sites were also redeveloped in the 18th century and later. Many of the District's numerous textile mills retain late 18th/early 19th century features or contain evidence for the development of technology over the course of the 19th /20th centuries.

- 10.69 **Townscape Zone:-** Most of the evidence for Roman occupation in Bradford District roughly coincides with the areas of modern settlement, with occupation along the Wharfe valley (the Roman fort and associated civilian settlement at Ilkley), through Bingley and into central Bradford. Occupation continued into the Early Medieval phase, with Anglo-Saxon remains apparently surviving within Addingham, Ilkley, and central Bradford. With a few exceptions (Keighley; Addingham, where a number of small settlement foci merged to form a single settlement; Bingley, where the available evidence suggests the possible presence of a castle; Ilkley, where settlement formed around the area of the Roman fort; Bradford, where settlement formed at a crossing point of Bradford Beck), Medieval settlement consisted of small, dispersed building groups lying along a network of roads and access tracks. Industrialisation and population growth during the 19th century led to ribbon development on these road lines which enveloped pre-existing settlements. This type of development can be traced in areas where the Late Medieval and Post-Medieval building stock survives and forms a settlement 'core'. In areas such as central Bradford where the 'core' of earlier buildings has not survived, the modern building stock may mask below-ground Medieval and Post-Medieval remains. Recent work in urban centres has made it clear that the effect of 19th/20th century cellarage on the below-ground archaeology has not been as severe as formerly believed, and that appreciable pockets of early material may survive in situ.

Archaeological Areas Class 1

Policy BH18

**DEVELOPMENT WHICH ADVERSELY AFFECTS CLASS 1
ARCHAEOLOGICAL AREAS AND THEIR SETTING WILL NOT BE
PERMITTED**

- 10.70 Class I areas are sites and landscapes of national importance which are protected as Scheduled Ancient Monuments under the terms of the Ancient Monuments and Archaeological Areas Act 1979. Class II area are sites and landscapes which are regionally important or of national importance but unscheduled, and which merit preservation in situ.

Archaeological Areas Class 11 And Class 111

- 10.71 Where a Class II or Class III archaeological area is adversely affected by a development proposal, it is important that an archaeological evaluation is undertaken to assist in determining the importance of the archaeological remains and the appropriate course of action. Therefore:

Policy BH19

WHERE PROPOSALS MAY ADVERSELY AFFECT CLASS 11 AND CLASS 111 ARCHAEOLOGICAL AREAS, DEVELOPERS WILL BE REQUIRED TO PROVIDE AN INDEPENDENT ARCHAEOLOGICAL EVALUATION WHICH WILL ASSIST IN DETERMINING WHETHER:

- (1) THE SITE MERITS PRESERVATION INSITU: OR**
- (2) THE SITE MERITS PRESERVATION BY RECORD; OR**
- (3) NO ACTION IS NECESSARY**

WHERE (2) APPLIES:

- (a) DEVELOPERS MUST DEMONSTRATE IN WRITING THAT ADEQUATE PROVISION WILL BE MADE FOR AN APPROPRIATE LEVEL OF INVESTIGATION.**
- (b) DEVELOPMENT WHICH COULD RESULT IN THE UNRECORDED LOSS OF THE ARCHAEOLOGICAL REMAINS WILL NOT BE PERMITTED.**

- 10.72 Class II and Class III Archaeological Areas are sites and landscapes identified within the holdings of the County Sites and Monuments Record which are of Local or Regional importance or are Unscheduled areas of National importance. Archaeological significance is not confined solely to below-ground remains but may be also assigned to any or all structures on a site.
- 10.73 In the case of (a) above, the Council in conjunction with the West Yorkshire Archaeology Service will determine the appropriate provisions necessary for a complete archaeological investigation to be made and the means of securing such record.

The Leeds Liverpool Canal

- 10.74 The Leeds-Liverpool Canal is a major recreational and tourist facility but also a site of regional ecological significance being of great value to the local community and visitors alike. In addition the canal can provide an important catalyst to the regeneration of older industrial areas because of its potential as an attractive setting. The Local Planning Authority wishes to encourage the public use of the canal and the provision of appropriate visitor and recreational facilities alongside developments which bring forward improvements to the canalside environment.

Policy BH20

DEVELOPMENT PROPOSALS ALONGSIDE OR HIGHLY VISIBLE FROM THE LEEDS LIVERPOOL CANAL SHOULD MAINTAIN OR WHERE PRACTICAL MAKE A POSITIVE CONTRIBUTION TO ITS RECREATIONAL, TOURISM AND ENVIRONMENTAL VALUE BY:

- (1) RETAINING OR IMPROVING PUBLIC ACCESS TO THE CANALSIDE**
- (2) RETAINING FEATURES OF HISTORICAL IMPORTANCE TO THE CANAL**
- (3) INCORPORATING APPROPRIATE HARD AND SOFT LANDSCAPING**

- 10.75 The canal stretches through the district from Silsden to Apperley Bridge and is a designated Conservation Area which includes a number of important grade I and 11* building groups which the Local Planning Authority wish to see properly interpreted in any proposed development work.
- 10.76 The Leeds and Liverpool Canal is 14 miles long and passes through open countryside and urban areas. The character and detail requirements will change from those appropriate to a country walk with open views, grass edged towing path with traditional stone canal edging, field boundaries, trees and hedge planting through to an urban transport route with hard landscape treatment, stone walls, mill yards and building elevations. The canal originally served as a supply line for mineral extraction of which there is still evidence as well as being used to transport finished goods and raw materials. Along the length beyond Keighley local coal mined at Riddlesden was burned at the canal edge with limestone transported by barge from the Skipton Area to produce lime for agricultural use and possibly building.
- 10.77 Many of the original fixtures of the canal have been lost in the last 50 years such as cranes, original manual swing bridges have been automated and locks have had modern metal gates installed for operational and public safety reasons. This has in some locations had a negative effect on the canal conservation area. Over time there is the opportunity to reinstate original features in key areas where the tourism potential of the canal can be sympathetically developed whilst maintaining the balance between the needs of leisure use allowing the development of additional canal boat facilities and moorings and the protection of wildlife habitat.
- 10.78 The canal is also designated as a site of Ecological or Geographical Importance and as a consequence policies NE9 will also apply to any new development proposals.