

Addingham

Conservation Area Assessment



FEBRUARY 2004

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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 Planning (Listed Buildings and Conservation Areas) Act 1990). Addingham was designated as a Conservation Area on 17 January 1977, and is now one of 58 in the Bradford district. Located at the furthest extremity of the district some 20 miles from Bradford, Addingham is more related to the villages of the Yorkshire Dales in character as opposed to the typical Pennine villages of the district.

Addingham has a very long history dating back to Anglo-Saxon times, yet until recently remained a fairly small linear village, clustered around road junctions and the main turnpike road. The past 20 years has seen its status grow as a desirable commuter settlement for Ilkley, Keighley, Bradford and Leeds, with resultant pressures for development.

Its location on the main A65 Trunk Road from Leeds to Skipton and the north-west led to vastly increased heavy traffic passing through the heart of the village, creating dust, noise and vibration, and cutting the village in two. This was finally overcome in October 1990, with the opening of the bypass. The Main Street is now a quiet local thoroughfare once more, allowing people to move about more freely, with greater appreciation of the character of the settlement and creating potential for sensitive improvements.

The relationship between buildings and spaces within conservation areas creates a unique environment, which provides a strong sense of identity and comfort for residents, and an irreplaceable part of our local, regional and national heritage. It is the responsibility of the local planning authority to designate conservation areas, which brings a general control over the demolition of unlisted buildings, 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 City of Bradford Metropolitan District Council has prepared this assessment in order to fulfil their statutory duties under the 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 the document are to:

- *Define and record the special interest of Addingham conservation area to ensure there is full understanding of what is worthy of preservation;*

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- *Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of its character;*
 - *Reassess current boundaries to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;*
 - *Assess the action that may be necessary to safeguard this special interest and put forward proposals for their enhancement.*

It is however, not intended to be wholly 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. This is currently a draft document and comments on its contents are invited. This assessment should be read in conjunction with the Bradford Unitary Development Plan and national policy guidance, particularly Planning Policy Guidance Note 15 (PPG15): Planning and the Historic Environment. These documents provide more detailed information on local and national policy relating to conservation areas.

History & Archaeology

Addingham is one of the oldest identifiable settlements in the Bradford District. In 867 Archbishop Wulfhere fled to Addingham from York to escape the Vikings. This established or strengthened a Christian community on the site of the present church. Archaeological evidence and the discovery of a stone cross here confirmed the Anglo-Saxon settlement.

During the following century, the archbishops were dispossessed of Addingham and by the time of the Domesday Survey it had been divided between two other owners. This division was to be reflected in the development of the village. Through the Middle Ages houses for farming families developed both around the original focus and to the south along the line of 'The Street', the former Roman Road linking forts at Ilkley and Elslack. The open fields for the settlement lay to the north, south and west of the present village. South Field still shows some ploughing ridges at Town End.

The late Saxon division of ownership led to several foci within the medieval settlement. The early site on the ridge by the river is where the church now stands. A manor house was built to the west of the churchyard, but later destroyed through erosion by the river. However, earthworks of associated fishponds survive by the beck in the field to the south. A farming settlement associated with this manor house lay in the Church Street/Town End area, and is possibly part of the village shown on the

1585 map. Just east of Town End Farmhouse are some earthworks of buildings, probably medieval. Excavations have shown medieval settlement in Church Street and two standing buildings, including Fir Cottage contain medieval structural timbers.

A third focus, probably linked to the second manorial estate, developed further west, between Town Beck and Back Beck. The building known as the Manor House contains structural timbers that are probably of 15th Century date, and a small building on Sugar Hill incorporates posts from a timber framed building.

Fourthly, in the Middle Ages there may have also been at least one farm at the Green at the extreme west end of the village where arable fields gave way to common pastures and droveways funnelled in from the west.

All of these areas are within the Conservation Area, and indicate that the long profile of the present village is due to infilling between the early foci during the period of industrial growth. Whilst Addingham does not initially appear industrial, it was from the 14th Century a local centre for textiles. A fulling mill existed at this time, probably on the site of High Mill on the Wharfe. Other evidence exists that the local population was involved in wool processing, such as small woolcombing shops at farms on Moorside.

The main growth was in the later 18th Century and early 19th Century. Between 1767 and 1812 the



proportion of adult males engaged in either handloom weaving or woolcombing rose from a quarter to a half. Typically at the time, the woolstapler would buy wool from the farmer, sort, wash and comb it and then supply it to the 'stuff merchant'. He then distributed it to local families, where the women spun the yarn and the men then wove the yarn on looms. This was conducted either in their own cottages, or in loomshops owned by the stuff merchants such as those at The Rookery, where 2 rooms contained 12 looms.

In 1787 Low Mill opened on the Wharfe being Yorkshire's first worsted spinning mill, soon followed by the conversion of High Mill for spinning cotton. Other early mills used water power from Town Beck and Back Beck. At Townhead, a cotton mill was operating by 1800, and about the same time, Fentiman's Mill, also spinning cotton was built. This is now the Saw Mill at Low House.

The same period saw considerable growth in the village, with many surviving buildings dating from the second half of the 18th Century and exhibiting the relative wealth of Addingham at that time. Weavers' cottages mingle with larger houses, including two pairs of semi-detached houses, the earliest known examples of the type in the north of England. Further evidence of the active textile trade is the former Piece Hall at 97 Main Street.

The importance of the textile trade to Addingham led to power loom riots in 1826, when the local artisans

believed that the adoption of power looms would lead to their redundancy. High Mill was attacked - one man was shot by the defenders and survived but another drowned. The mob was successfully beaten off.

Improved communications led to textile processing centralising in the larger cities, and industry did not grow much further in Addingham, although the existing mills remained active. The village grew slowly, the coming of the Ilkley to Skipton railway in 1888 improving links to the major cities. Its arrival can be identified in the village by the change from the use of stone to Welsh slate for roofs from this time.

The decline in the textile trade in the 20th Century led to little development in the first fifty years other than two small estates at Moor Lane and School Lane. The railway closed in 1966 and only in the last 20 years has the cohesion of the village been threatened by expansion to house commuters keen to live in semi-rural surroundings.

The history of Addingham, in particularly its industrial history, has naturally influenced the character and form of the village to an enormous extent. This is reflected in the blend of building types, particularly the vernacular cottages and houses which demonstrate local building techniques and different stages in the village's social and economic fortunes.

Architecture and Building Materials

Addingham has buildings dating from the 16th to the 20th centuries, with many of the earlier examples indicating aspects of the origins or evolution of the settlement. Although there have been some losses, mainly of cottages, the character and townscape is still very distinctive. The majority of the pre-1800 buildings are listed, Grade II, with a selection of the more significant Victorian buildings also included.

The relative affluence of Addingham and its popularity as a commuter settlement have ensured that the vast majority of the building stock is in good order. There are few empty houses and relatively few shop units, with those that are no longer used being converted for residential use. Even former outbuildings have in some cases been brought into use as dwellings. One of the few underused and decaying buildings is the Grade II loomshop on Chapel Street, which needs a sensitive new use, but would convert to residential. The upper floors at the end of Victoria Terrace also appear vacant and in need of repair.

The use of restrained Georgian details on town houses, and the Classical Piece Hall indicate the past wealth of Addingham. Other more simple buildings frequently exhibit coursed gritstone to the fronts, but with an orangey rubble to the sides and rear. This is a typical Craven and Dales trait. Local vernacular styles predominate, with narrow mullioned windows, chamfered before about 1770, low eaves, stone gutter corbels and distinctive lintel details.

Ashlar corniced chimneystacks are another typical characteristic. These vernacular buildings make an important contribution to local identity and the special character of the conservation area.

All the older buildings within the village are constructed of stone, many with stone slate roofs and this is seen as fundamental to the image and rural character of Addingham. The stone buildings and structures have not suffered from pollution blackening, being a grey-brown hue. Hence few properties have been cleaned, to do so would create a patchwork effect and should be resisted. The rubble walls are often pointed recessed or flush, with care being needed to prevent the stone from being overwhelmed. Locally quarried stone slate was used as the roofing material on the earlier buildings of the conservation area. It is this that gives the roofline its characteristic colour and distinctive profile, which complements the colour and texture of the stonework. This roofing material is becoming increasingly rare in many areas, as other forms of roofing material have become available and earlier buildings lost, and should therefore be treasured. As yet, there are virtually no examples of artificial roof materials replacing natural, and this may merit protection.

Timber is the traditional material used for the doors, windows, gutters on the older properties and shop fronts of the conservation area that date from the eighteenth, nineteenth and early twentieth centuries.

These features are the most susceptible to change and some have been replaced by modern alternatives, but where the early details have survived they contribute greatly to the integrity of the built form and the quality of the conservation area. The glazing style of the windows is very much dependent on the age of the building and vary from the multi-paned sashes of the earlier structures to the single paned sashes of the later buildings. Many good examples of original windows, together with panelled doors survive. Many new dwellings have used a stained finish for joinery, which has no historical or local relevance and should be discouraged.

Along Main Street many commercial properties still retain traditional timber frontages. However, as with all areas of commercial activity the economic pressure for change in this area is relatively high and the buildings have been susceptible to alteration. Again, advice on appropriate details may be prudent as these features are considered to be important to the strong character of this part of the conservation area.

In order to enhance the Conservation Area careful consideration must be given to materials, scale and design of new developments or extensions. Previous negative examples are clear and should be learnt from. With the support of the community, the Council may consider extending some form of control over the replacement of traditional features on some of the unlisted houses within the Conservation Area. This would ensure appropriate styles and materials were being used and would help protect the special character of the area. This type of control is known as an 'Article 4 (2) direction' and would remove some of the householder's permitted development rights.

Addingham has a strong and distinct character, greatly influenced by its picturesque rural setting. The harmonious relationship between the green space within the conservation area and the built form of the village is seen as particularly important, as one enhances the other forming a unique character.

Setting and Landscape Quality

Addingham is situated on the southern side of Wharfedale, close to the River Wharfe. To the south are the pastures of Addingham Moorside, rising up to Rombalds Moor at over 1000 feet. To the north across the river are further pastures leading up to the prominent hill of Beamsley Beacon and Middleton Moor. The Wharfe valley narrows to the north-west into the Yorkshire Dales. The village is located on low lying riverside pasture, its original focus being the spit of land between Town Beck and the Wharfe where the Church of St. Peter stands.

Addingham probably had more than one historical focus, the area around the Church and Church Street being one and developing as a farming settlement at the junction of the main turnpike and the road to Bolton Abbey and upper Wharfedale. The other could have been at Town Head where the road over the natural dip in the hills from Airedale meets the road from Skipton. Here is located the Green. Although it is unclear whether this was a proper village green, some open space survives, with property to the rear dating back to the 17th Century. The village spread between these two foci, down the shallow valley of Town Beck, and broadening out around Bolton Road and towards High House.

The shallow valley has reinforced the linear and winding character of the western part of the Main Street, the road following the Beck and crossing it at Town Beck Bridge. The setting in this depression together with the rising land to the western end of Addingham allows vistas across the settlement and its relationship with the surroundings to be appreciated.





Character

Town Head

Addingham can easily be divided into two by its character. The area to the east of North Street is more open than the close knit village to the west.

At the western end of the Conservation Area the roads from Skipton and Silsden descend into the valley of Marchup Beck and converge. As the Skipton Road descends into the village, views are afforded of Ilkley Moor, the village in the depression of the beck and open pasture with boundary trees to the south of the village. The existing new development at Coppy Road is not visible being to the right of the view line. The pasture land, which is very important as the rural setting of Addingham, is allocated as Village Greenspace in the UDP. There must be a strong presumption against development in this area to protect the setting of the Conservation Area.

To the left is The Green, to the rear is a range of buildings including listed No.5, a simple vernacular town house built of coursed gritstone. Typical features include the kneelers, coping, paired gutter brackets and fine ashlar chimneys. Other buildings in the row include cottages and former barns dating back to the 17th century. These houses formerly backed onto open meadows. The recent development of this site, which fronts onto the Skipton road and is a key gateway site, has been rather disappointing. The houses are bland with no reference to the locality in materials, design or siting. The close turns its back on the road, and drab close-

boarded fencing forms a stark barrier. The Green remains an important open space, despite being somewhat encroached upon by more recent development to the east. This development has neither enhanced the conservation area or the neighbouring green belt.

At Town Head, the street is still quite open with the Craven Heifer Inn and listed No.8 overlooking the junction. The Inn has been in existence since at least 1850. Town Head Mill has been considerably altered to form industrial units, but does provide enclosure to the street. As the Main Street descends eastwards, it drops into the shallow valley of the Town Beck, which initially kept the village close to the road. To the left are the modern bungalows around Craven Crescent. Whilst not in the Conservation Area they abut it and their materials and layout make no concessions to their location and create something of a void in the streetscape. To the right, set back is Hawthorn House, an 18th century house refronted in Georgian style at the start of the 19th century. The house retains fine sash windows and is a good example of a modest town house, with earlier work to the rear showing its evolution. Immediately beyond is a row of 3 storey workers' cottages built in characteristic rough coursed gritstone and right up to the highway edge. Beyond is open space with the beck open to view behind a steeply sloping field, but with new development coming uncomfortably close to the Conservation Area. It is important that the rural links are maintained and this area kept open.

On the left is the curved 3-storey row forming Nos.28-36. Despite the small front gardens, the row is very much up to the roadside and leads the eye around the corner. The houses dating from 1817 have simple Georgian details with arched doorways and fanlights. Some have recently had 12 pane sash windows reinstated complementing the style. This could be augmented by the reintroduction of simple railings to the dwarf garden walls. This group was formerly known as Cockshott Place and a further 10 dwellings were once attached to the western end facing the Main Street with more to the rear. The surviving row despite the detailing were weaver's cottages with loomshops with interconnecting doors to the top floor. To their right are three further listed houses of c1820. No.40 has a fine stone doorcase and retains its original 6-panelled door. No.44 is marred by a porch in stark new stone. Porches are not always appropriate, this example having changed the character of the whole row. The row does however retain the boundary railings and gates to the front. Opposite is the listed Ivy House Farmhouse, the western gable of which shows evidence of a now

demolished row of cottages. The site is now landscaped but could perhaps be redeveloped sympathetically. Adjacent is The Sailor Inn, established at least by 1850 and one of five pubs remaining on the Main Street. To the rear is a converted barn, which still clearly displays its agricultural origins. There are also a number of garages of varying forms, some not sympathetic to the location. However, at this point, the fields close right in to the rear of the properties lining the street, illustrating Addingham's traditional rural setting. This western section of the Conservation Area remains quite open and dispersed in character.



On the left, High Bank House dominates this part of the street. Built in 1790 by John and Mary Cunliffe it is a fine merchant's house, although marred by some insensitive alterations. Daisy Hill and the row fronting the street have coursed stone fronts but rubble sides and rears, a common local trait and typical of Craven and the Dales. The row forming Nos.48-54 includes a former barn indicating Addingham's rural origins.



Opposite No.71 is a tiny cottage of the 17th Century, possibly being part of a larger house. The stone corbels at first floor level indicate a taking-in platform and use as a textile workshop. The adjacent car park was until the 1970s the site of further cottages that followed the line of the beck. The end of this row formed a narrow pinch point with cottages once attached to the end of Nos.68-74. Despite these losses the character is beginning to become more enclosed, although the entrance to Beckside Close is very wide and open. The houses themselves, on the site of a weaving shed, are grouped sensitively but the large patio doors and canopies are less appropriate. From this point the conservation area broadens as the valley of the beck diminishes. Plumtree Hill, a tiny steep alley by No.74 is surfaced with river cobbles, a traditional but now rare local feature.

Chapel Street

As the heart of the village is approached, Chapel Street branches off to the left through a narrow gap in the streetside elevation. The road is single track and way below modern highway standards, but has a very strong character. To the left is a row of late 18th century cottages with deep ashlar window surrounds and retaining an original door. A further building appears to be a former workshop with taking-in doors. Beyond is a grade II building of great

importance. The loomshop is a 3-storey narrow building with regular square windows, dating from about 1800. Purpose built to house around 60 looms it indicates the move away from domestic weaving. A rare survival, it is now in poor condition and requires a sensitive new use.

Both the loomshop and Jubilee Terrace opposite are built right up to the highway edge, creating an enclosed feel. When looking back towards the Main Street, the chimney of Burnside Mill is visible, with the Moor beyond. Chapel Street has one of the strongest senses of place in the village, reinforced by blackened stone. A policy to prevent stone-cleaning would help to prevent the erosion of this. Other features such as the railings on perimeter walls to the yards on Jubilee Terrace all enhance this character. Both this row, Wesleyan Terrace and the former school, now the Methodist Chapel all date from c1880 and have slate roofs. To the left on School Lane, an old thoroughfare to the Green, Nos.10-14 are mid 19th Century cottages built in iron rich rubble. Brookes Court adjacent, although using appropriate materials, is over elaborate and dominated by the integral garages. Wharfedale View further along is a typical 'Craven' terrace with coursed stone to the front and rubble to the rear. Four of these cottages are still back-to-backs. The boundary here is very weak with Council built housing opposite and new development of conflicting design in the Conservation Area.

Further along Chapel Street to the right is the graveyard forming a pleasant open space and merging with open fields beyond. This pocket of greenery stretches from behind Wesleyan Terrace and across Sugar Hill to Back Beck. This provides a further direct link to the open countryside and should be protected from development as it provides an important buffer. The graveyard contains the remarkable listed Greenwood Mausoleum of 1845. The chapel of 1834 has been rather insensitively converted to housing with windows inserted with little thought for its appearance. Beyond, the road meets Back Beck, the Conservation Area boundary and open fields.



Main Street

At the foot of Chapel Street is Burnside Mill, with its associated manager's house and cottages. The mill is the last remaining in the centre of Addingham, together with a prominent wide chimney. The stream is noticeable both visually and audibly here.

From this point the buildings and character become more close-knit. To the left are several 18th century cottages, heavily altered but with original dated door surrounds. Opposite are three early 19th century shops, some with original details, now converted to dwellings. Adjacent is another key building in

Addingham, the former Piece Hall. Built c1800, the impressive Classical front and detail of carving on the frieze and tympanum indicate the prosperity of the textile trade at this time. Once, bow windows would have lit the trading area, indicated by the stone heads. The gable front is noticeable in a street where ridges mainly run parallel with the road. The fine details of this property give it much of its presence and should be protected from alteration.

Beyond are a range of 18th century houses and a barn, now a dwelling, but sensitively converted with few new openings. The raised quoins and window architraves are noticeable. The Swan Hotel again dates back to at least 1850. To the rear is a large car park. The entrance is a negative element, with bland surfacing, the remains of cleared buildings and overgrown scrub. The car park itself is a large bland area, with untidy outbuildings and garaging. This area would greatly benefit from environmental improvements. The library across dates from 1668 and is believed to have been a school, later a lock-up. It has been much altered, but carefully restored. Behind, and elevated above the street is Brumfitt Hill. Dated 1755 this is believed to be amongst the earliest purpose built semi-detached houses in the north of England. Attached is a later rubble walled cottage. The ashlar chimneys are a strong feature.





Opposite the library Town Beck passes under Main Street and into a short culvert. Above this is a small garden, or the Old School Yard. Adjacent is a listed red K6 telephone kiosk, an appropriate item in the village. Behind, No.114 Main Street and 1 Sugar Hill dated 1730 are also elevated above the road, their setting enhanced by drystone garden walls. To the rear of these, a simple rubble bakehouse with a beehive oven is a rare survival.

George Street, a narrow passage closed to traffic, runs parallel to Main Street. Between the two are late 18th century buildings of 3 storeys, although lowered in part, including the Post Office. This retains a good Victorian shop front, but most of the sash windows have been replaced in uPVC. To the rear of George Street are 18th century cottages. The street itself was once paved with river cobbles, and has recently been attractively re-paved in natural stone. Beyond, the street opens out on both sides where the railway formerly crossed above. To one side a pleasant but bland grassed area has been created. This borders the entrance to Sugar Hill, a narrow ancient lane leading towards Back Beck. This characterful lane passes two old former farms before leading into open pasture. This area is protected as Open Greenspace in the UDP, and must be so retained. Views back towards the village place the backs of the properties with a rural setting, although the outbuildings to the rear of The Swan, and incremental outbuildings and extensions to the rear of Jubilee and Wesleyan Terraces mar this view. Care must be taken over any future minor developments here to prevent erosion of character.

To the south is one of the less harmonious element in the Conservation Area. The Old Station Fisheries

building is constructed in coursed sandstone as opposed to local gritstone, has artificial roof materials and is at an angle to the axis of the street. By its design and orientation it does not relate to its surroundings and creates a very discordant element in the streetscape. The car park to the rear is harsh and featureless. Ridleys Fold, tucked away behind the Main Street is a far better development. The 2 and 3 storey houses use coursed rubble walling and are densely clustered with random frontages. The garages are hidden away. The only detracting feature is the use of a stained finish on the doors and windows.



The entrance to Old Station Way is again too wide and open with bland grassed areas creating a void in the streetscape. Nos.1-5 utilise poor artificial materials and plain design, leading to a negative impact despite being outside the Conservation Area. The Manor House opposite was lucky not to be swept away by the railway. Its extensively restored 18th century front belies an earlier 17th century interior and structure. To the right is Manor Garth Barn, now converted, with the stream to the front. Behind is Manor Garth, an open meadow linking with fields to the north-west and maintaining the rural links between the village and the surrounding countryside. This also helps separate the village from later residential development to the north.

To the west of Manor Garth are two 1970s houses which do not particularly complement the character of the Conservation Area, being of a typical suburban design. Manor Garth should remain open, reinforcing the pastoral nature of Addingham with important views. From the Manor House and passage to Main Street one can see out to Beamsley Beacon. From the Rookery on Bolton Road open fields to the north-west are prominent, whilst when approaching from the north, one can see into the heart of the old village with the Moors rising beyond.

East of Old Station Way, the character becomes more enclosed again, with small cottages to both sides of the street. Some retain multi-pane sash windows, and others have a typical local detail of a raised door surround with blank capitals and a false stone arch above. The house on the eastern corner of Old Station Way and Main Street was once the station master's house. The narrow Druggist Lane adjacent is another ancient route, once leading to the fields and clusters of cottages south of the village. It passes an area of open land, part tended but part overgrown scrub, facing Victoria Terrace. There may be potential for a small residential development here, but it would have to follow the north-south grain of development in the vicinity, and utilise scale, design and materials with full sympathy for the setting.

The Crown Inn of 1769 on the corner of Bolton Road retains most of its traditional features. The vertical tooling with horizontal margins on the door and window lintels is another local characteristic on late 18th century and early 19th century buildings, perhaps indicating the same mason. On Bolton Road, Victorian shops face onto the well-landscaped car park. Cottages once stood here, formerly extending to the Main Street and making the junction tighter. The former Malt Kiln and other cottages here indicate domestic industrial origins with blocked loading doors to the first floors. Further along Bolton Road is The Rookery, two rows of former back-to-



back cottages of the late 18th century, which once had a loomshop attached. One survives, providing a valuable example and reminder of the type of dwelling associated with a working class community. Some of the cottages would benefit from restoration of original features. Opposite, Kilners Croft is a more recent residential development of the late 1990s. The scale and materials blend quite harmoniously with the conservation area, although the wide-open entrance to the fold with footways and planting is too expansive. Back Beck runs behind The Rookery then under Aynholme Bridge, again introducing a natural element.



Opposite Bolton Road, the chip shop and other retail units have poor signage, flues etc. creating a cluttered appearance. Adjacent is Victoria Terrace, a late Victorian row with mansard slate roofs. Some of the houses are back-to-backs and a number retain original sash windows and panelled doors, which make a positive contribution to the streetscene. The elevated lower end of the row, its length and the open space to the front make it a strong feature in the townscape. Mount Hermon Wesleyan Reform Church opposite, built in 1861, has a strong presence due to the pedimented gable facing the street and elevated siting. It typically has coursed stone to the front and rubble sides and rear. To its right are several small town houses, including No.148 with original 6 panelled door and multi-pane sashes. This finely detailed house is complemented by ornamental railings and matching gate to the



small front garden. No.150 also retains its railings together with sashes to Victorian bays. No.152 has a fine small Victorian shop front with curved heads to the tall lights. The Fleece Inn is a good mid-18th century symmetrically fronted house, retaining sashes to the chamfered openings. Adjacent is a large barn, unfortunately re-roofed in modern pantiles. Any further or more elaborate signage on these buildings should be resisted. To the rear mature trees enhance the setting.

To the south Nos.143 and 145, retaining 6-panelled doors, hide the long rear gardens of Victoria Terrace. Some contain sheds and garages but this space should be kept free of incremental extensions and outbuildings to protect the townscape quality and prevent clutter. Facing this is Rose Terrace, dating from the second half of the 19th century. The rear elevations of this row are 3 storeys and face onto the narrow Stockinger Lane. Several have large bow windows or dormers which do not accord with current policy. Further such alterations need to be carefully controlled. Stockinger Lane is lined with buildings of various periods which enhance the winding street.

Beyond Stockinger Lane, the enclosed nature ends. To the south are the Memorial Hall, bowling green and recreation ground. Whilst these areas are not of heritage merit, they do permit views from Main Street towards the Moors, and help create the gateway to the village proper. To the north is High House, set in grounds although now compromised by access to High House Mews behind. The main body of the house visible is 19th century with prominent gables, architraved tripartite sashes and a central stone porch. However to the rear and right are lower 17th and 18th century sections with mullioned windows. These parts have been sensitively restored and extended and consequently enhances the main house. Beyond to the rear, High House Mews has an almshouses quality about it, and whilst using appropriate materials is too formal in layout and design for a village setting. However, it is not prominent and does not impact upon the Main Street.

The eastern 'gateway' to the village is formed by the gap between No.160 Main Street and Nos.153-7 (Beech Tree House). No.160 forms part of a row which appears to have originally been stables and cottages of late 18th century relating to High House. Nos.153-7 is a fine late-Georgian row with good multi-pane sashes, 6-panel doors and perimeter railings to the street. The rear elevations have been



altered. Together with the tree cover, although not as strong as in the past, these properties frame the entrance to the village and set the architectural scene.

Cross End Fold set back to the right again makes good use of natural materials, but the repetitive use of gables leads to a rather fussy design. The use of brick pavements is also not appropriate here. The lane past the two attractive cottages at Cross End becomes unmade and leads to the semi-rural enclave of Low House. The large paddock to the front of the house and that to the right of the track are important to the setting of Low House and should remain undeveloped. Although the front is 18th century, the rear exhibits earlier work and a date of 1675, together with a fine Gothic glazed stair window. The former sawmill adjacent is housed in an early water-powered cotton-spinning mill of c1800. The wheel pit survives in the basement, with a silted-up mill pond to the rear, which would benefit from dredging and the cutting back of overgrown trees. Inside, the original queen-post truss roof survives, together with early fireplaces and ranges, traditional woodworking equipment and a number of 25 pane sash windows. Any proposal to convert this building must include full recording and protect its simple charm. From Low House, the open space beyond Town Beck allows views out of the village towards Beamsley Beacon. Any development of this land,

allocated in the UDP for housing, must be set back to provide a buffer for the Conservation Area, be accessed from Wharfe Park and The Acres to avoid compromising the boundary. Any development should be of a design and scale so as not to detract from the Conservation Area or obscure views.

East of Cross End the Conservation Area is narrow and very weak in character. Mid-20th century development at Park Crescent and later housing at Sycamore Drive dilutes the character and hems in the older buildings. Opposite Church Street on Main Street is a listed 18th century milestone, one of many on the Otley to Skipton Turnpike. The cricket ground and fields to the south of Main Street are designated as Green Belt and incremental development should be resisted. The views across this area towards Moorside, Ilkley Moor and into the village are important and enhance the rural setting.

As a whole, Main Street is considered to display a strong and vibrant character. As the main thoroughfare through the village it is important that its traditional appearance be maintained. Features such as timber shopfronts, doors and windows are considered to contribute greatly to the appearance and sense of place within the conservation area. Other notable characteristics are the numerous small alleyways, folds and narrow streets that open up off Main Street. These are important as they add to the permeability and ease of movement through the proposed conservation area as well as creating visual interest.



Church Street

Church Street contains a further historic core of buildings grouped around Parkinson Fold. The new development at the entrance to Orchard Lane is very successful. The houses utilise traditional window proportions and have a curving frontage up to the footway that leads the eye around the corner.

Although the stone is not local, the outcome has a positive influence. Set back behind cottage gardens are Nos.3 and 5 Church Street, a fine house of 1677 with good mullioned windows. Parkinson Fold contains several small 19th century weavers' cottages with a converted barn behind. The listed K6 telephone kiosk enhances the group. No.15, Smithy Cottage is also listed and again has good mullioned windows. Nos.16 and 18 opposite are a good example of a pair of very early semi-detached houses. Although retaining 20 pane sashes, originally the windows would have been divided into four by mullions. The attached barn has been carefully converted. Recent houses in Sawyer's Garth are further examples of more sensitive new development using local materials.

North Street now has an open aspect with 19th century houses to the right. These have been extended and altered, diluting their simple character. The street was once much narrower with two rows of cottages in front of the Victorian terraces, and a row opposite. Nos.8 and 10 are all that remain. The upper end of the street gives views across the river to the hills beyond. From opposite Church Street a narrow footbridge gives access to the church fields. The character of the Conservation Area is different here, being more natural. The fields have



considerable archaeological significance as the site of the Anglo-Saxon settlement, and provide a peaceful setting for the Church of St. Peter.

Extensions and outbuildings to the rear of North Street must be carefully handled to not detract from this space. Similarly, infill or extensions on Church Street must be carefully considered as the views of the church and countryside beyond are of great importance. The church, listed Grade I, is a fine Georgian building with some earlier work. Its setting is idyllic. The nearby Georgian rectory is a fine symmetrical building with an associated coach house. The landscape is almost park-like with lawns and mature trees.

From Church Street the views south across the playing fields are valuable. At the junction of Low Mill Lane is Ashgate House, a late Georgian house with a good doorcase, sashes and interesting perimeter railings. Hallcroft Hall is an imposing early Victorian small county house, built in ashlar with dignified tall sashes and contemporary interior details. To the front are lawns and an area of parkland with mature trees. The 1960s suburban bungalows on the driveway are

not at all appropriate to their setting, although with maturity they are becoming less strident. Those to the rear of the Hall, whilst no more sympathetic, are hidden by the high perimeter walls.



Low Mill Lane and Village

Low Mill Lane is a quiet and secluded route, characterised by the high wall to the right for much of its length and water to the left. Notable are the old gas lamp standards, cast in Keighley, which add subtle character. Some houses, such as the Rectory do not use local materials but are mellowing with maturity. Others such as Holme House are hidden by high walls. Where gaps do occur, views are afforded south across meadows towards the ridge of Ilkley Moor. To the north the river is dominant. The aspect of the Conservation Area from outside at this point is equally important. The setting of the houses on Low Mill Lane and at Low Mill Village from both the north and south is prominent in the landscape. Therefore, proposals for extensions or outbuildings need to be carefully considered to avoid clutter or urbanisation.

Low Mill Village grew up around the mill, the first worsted spinning mill in Yorkshire, established in the 1780s. The 2 and 3 storey cottages mainly date from c1800, with the houses at Smithy Greaves being earlier 18th century. The whole village, once quaint and atmospheric, has been restored. Whilst the buildings have been retained with some sensitive new-build, the overall effect is now rather twee.

Certain aspects such as front porches should be resisted to avoid compromising the simple character of the cottages.

The Conservation Area boundary has been drawn tightly around the built form of the older areas of the village. Some of the open green space around Addingham has been included where it is particularly important to the setting of the conservation area. However in most instances the open areas are covered by Green Belt and therefore protected from inappropriate development. Notwithstanding this, sprawl or incremental developments along the conservation area boundary should be resisted.



Preservation & Enhancement

The City of Bradford Metropolitan District Council will use the powers afforded to them by legislation and apply the policies set out in the Unitary Development Plan to control further change in the Addingham conservation area and protect its heritage value. Specifically, there will be a strong presumption in favour of retaining both listed and unlisted buildings, and spaces that contribute to the special interest and setting of the area.

When taking decisions on new development in the conservation area, special attention will be paid to the desirability of preserving its character and appearance. Elements including density, materials, trees, design and shop fronts will be carefully considered. An Article 4(2) direction may be used on certain unlisted dwellings in order to control the replacement of traditional features that make an important contribution to the character and image of the village.

Highways

Addingham is a much more pleasant place since the opening of the bypass. One can cross Main Street with ease; indeed it is not unusual to see ducks on the road! The senses can now appreciate the stream and its peaceful nature rather than the roar of traffic. Parking has been reintroduced on Main Street allowing people to stop and use local services. The high volume of traffic around the school at starting and finishing times can cause parking problems and

disturbance to residents, though unfortunately this is a situation common to most towns and villages and not just Addingham.

The highway has not been physically altered, still retaining concrete kerbs and at the width as before. There does not appear to be a speeding problem, and the introduction of staggered kerbs etc. should not be encouraged. The lighting has been downgraded, but the posts are still rather out of scale. Signage clutter does not appear a problem, but the use of a more subdued colour for lighting columns and sign posts, together with painting of any railings could be considered.

The impact of new highway developments on Conservation Areas and traditional villages is often considerable- such as Old Station Way. Depending on the size of development, flexibility in visibility plays, footway requirements and materials usage should be given greater thought in order to achieve better solutions and retain local distinctiveness.

New Development

There is considerable pressure for new housing in Addingham as its appeal as a commuter settlement grows. The sustainability of this expansion is debatable due to Addingham's relatively poor public transport links. However, not many opportunities exist in the built-up area for further development. Addingham is surrounded by Green Belt and

extension beyond its existing boundaries will be severely restricted. The only sites allocated for housing in the UDP are Wharfe Park and the former site of Addingham First School. Further infill opportunities may be exploited.

It is important that areas of open greenspace and certain pockets of land are left undeveloped, such as Manor Garth, land in upper Main Street, around Low House and elsewhere. These will act as buffers between the historic village and later development and will allow the character of the old settlement to be appreciated. Design guidance is needed for infill or larger developments, based on local character. For larger sites a development brief should be produced.

Development within the curtilage of existing dwellings such as garages, conservatories, extensions, fencing etc should be considered carefully not only in isolation but also for its multiple effect. The cumulative effect of these additions can be detrimental to the character and appearance of the conservation area.

Local Services

Addingham retains a good range of local services, including butchers, provisions, services (doctor, dentist, branch library) and small businesses such as interior designers, printers and insurance brokers. Only a handful of empty shops are present and most of these are now dwellings. It is important to maintain and support these services as they give the conservation area a vibrant feel during the daytime. They also provide a focus for the community and necessary services to local residents. Main Street has traditionally been a thoroughfare and movement of people through the space forms an important element of its character. Efforts should be made to protect and enhance these local services by supporting new businesses moving into vacant commercial premises and resisting the loss of shops.



Loss of Detail

The introduction of standardised door patterns and uPVC windows is well established, but much original fabric remains. Use of non-traditional materials and finishes such as staining for joinery will harm the character of the village and controls or guidance to encourage painted timber and traditional details and materials will be introduced. Alterations such as bow windows, enlarging of openings or removing old shopfronts should be resisted.

Materials

Natural materials dominate the built environment for elevations, roofs and boundary walls. To protect and enhance the Conservation Area, careful and sympathetic use and choice of materials is needed for new developments. The effect of badly chosen materials or unsympathetic design can be seen at Old Station Way, the fisheries or Brookes Court.

Opportunities

There exist a number of opportunities to restore correct details to listed buildings. Due to the number of listed buildings on Main Street and elsewhere, this would have a considerable beneficial visual impact on the Conservation Area. In addition, advice to owners on appropriate details to enhance properties may be beneficial in reinstating original features or securing better design. Identifying a new use for the Chapel Street loomshop needs to be considered. Although the building appears sound, it also appears under-used and in need of repairs.

Reinforcing local character could be practically undertaken in several areas. Traditional paving and surfaces could be reintroduced in selective areas. The works to George Street have greatly enhanced the street. It may be possible to identify other areas for such works, but it is not seen as practical to generally reinstate traditional footway surfacing. Improvements to some open area, such as the car park in upper Main Street, at the entrance to Burnside would be beneficial. Also, the area at the foot of Old Station Way would benefit from improvements, either an appropriate form of development to reduce the open aspect or landscaping by planting native trees to create a feature and screen the new buildings beyond. Selective tree planting may be possible elsewhere to replace cover lost over recent years. Some open areas such as the car park behind the Swan Hotel would benefit from improvements, and rationalisation of incremental outbuildings. Care must be taken with extensions, outbuildings and garaging to the rear of properties to prevent an uncoordinated appearance, as these are often visible from the approaches into the village.

Conclusion

Addingham is one of the few conservation areas in the Bradford district, which by its location has a character more closely related to the Yorkshire Dales than the Pennines. This is also due in part to the predominant stonework being less heavily blackened by the effects of industry, being of a naturally lighter hue and due to the frequent use of rubble walling.

The settlement has a very long history, and extensive archaeological discoveries have highlighted this. The buildings which can be seen today are mainly the products of the 17th to 19th centuries. Most are indicative of the agricultural origins of the settlement, with the local vernacular being dominant. Some, such as the former Piece Hall at 97 Main Street and Georgian town houses at 148 and 153-7 Main Street have higher pretensions and reflect the fashionable styles of the period. Important survivals from the transition of the textile industry from domestic to factory remain, including the loomshops at The Rookery and Chapel Street. However, generally the buildings of the conservation area illustrate well the social composition of the settlement and its growth.

Conservation Area Boundary

The boundary has been carefully considered and has been drawn to encapsulate the heart of the village and the associated structures and areas that are of historic or architectural interest. It centres on Main Street and stretches as far as Moor Lane and Silsden Road to the west and Low Mill village to the east.

Following on from the period of public consultation and the public meeting several suggestions for further extensions to the boundary were put forward. The most common requests were for:

- *the farmland to the west of Southfield Farm,*
- *the cricket ground,*
- *Low Mills at Low Lane,*
- *housing at Southfield Terrace, Long Riddings/ Back Beck and*
- *the site north of Town Beck.*

These and all the other suggestions were carefully considered and further survey work undertaken. As a consequence the draft conservation area appraisal was reassessed and the following conclusions reached. The cricket ground to the south of Main Street is considered to relate directly to community life in Addingham and is an important recreational feature that contributes to the open spaces within the conservation area. It is therefore deemed appropriate to include the cricket pitch within the Addingham conservation area.

The other areas suggested were not deemed appropriate on the basis that the open land was either allocated as for housing in the UDP or protected from further development by Green Belt.

The open fields and spaces surrounding the village, such as to the south of Low Mill Lane, are very important to the setting of the conservation area.

However, in the Replacement UDP these are designated as Green Belt and as such are felt to be adequately protected from inappropriate development.

It was felt that the areas of existing housing suggested did not demonstrate the same characteristics as those areas within the conservation area and whilst being attractive it was not appropriate to include them.

Summary of Characteristics of Addingham Conservation Area

The character of Addingham remains that of a large village, enhanced by the reduction in through traffic resultant from the bypass, and despite the considerable expansion in residential commuter estates. The core of the village has a strong linear emphasis and the development and history of the settlement is distinct. The following are seen as the principal components in the village's identity:

- The centre of the village remains strongly linked to its historical rural surroundings, with open land cutting into the core at Manor Garth and Sailor Fields. These links are vital to illustrate Addingham's historic origins.
- The open spaces and gaps between buildings allow constant views out to the countryside and hills. These again are important links between the village and its rural surroundings.
- The setting of the village in the slight valley of Town Beck adds to the character, providing gradient, a varied roofscape and potential for views over the village.
- Whilst the buildings along the Main Street are mainly parallel with the street, other groups around Sugar Hill and Church Street are more randomly set. This illustrates the haphazard and organic nature of development.
- The linear pattern of development creates a strong feeling of enclosure along the Main Street.
- The almost universal use of stone as a building material and natural stone or slate for roofing is very noticeable and provides a visual and colourful unity which must be retained.
- The mix of buildings, including former farmhouses and barns, small mills, public houses, shops and dwellings enhances the character of the village and reflects its development. Care must be taken that important elements are not lost.
- Areas of tree cover have been lost over the years. Those trees which remain must be protected, and augmented by the encouragement of new planting.
- The dispersed nature of the centres of development, especially that centred around Church Street, which was historically physically detached from the village centre, further

augments the character of the settlement.

Although now physically linked, the character of these areas remains individual, and this should be preserved. Low Mill Village remains isolated, and again, its setting must be protected.

Glossary

Ashlar : Smooth faced, finely finished masonry.

Bargeboards : Board at the gable end of a building, covering the ends of the horizontal roof timbers and forming an inverted V. Often pierced and decorated.

Gritstone : Coarse sandstone quarried locally, mainly from the Moor ridge. The individual mineral grains are more visible than in the finer Bradford sandstone. Usually cut into blocks 6 to 10 inches deep and regularly coursed.

Kneeler : The projecting block or corbel at the top corner of a building, supporting the lowest coping stone. Usually decorated with concave and convex mouldings.

Mullion : Vertical division of a window opening, usually in stone.

Pilaster : A column attached to and only projecting slightly from a wall, for Classical decoration or to divide bays.

Rubble : Undressed stone, roughly coursed for walling to secondary elevations on buildings, but prevalent in villages of the Yorkshire Dales where the stone is less easily worked.

Tympanum : The area within a pediment, either triangular or segmental.

Vernacular : The traditional or most frequent local construction style.

Watershot : Masonry finish. The top edge of each course projects slightly with the face tapering back slightly, intended to throw water off the face of the building.

Further Reading

Planning Policy Guidance note 15 (PPG15) 'Planning and the Historic Environment'
City of Bradford Metropolitan District Council Unitary Development Plan, and the Replacement Unitary Development Plan.

Contacts

A copy of this assessment will be available at Addingham Library, the Ilkley Planning Office, Ilkley Town Hall and on the Council's website at:

www.bradford.gov.uk/council/planning/heritage/cons_assess.asp

For further information, please contact:

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

e-mail: conservation@bradford.gov.uk

Appendix 1

Summary of Listed and Key Unlisted Buildings in Addingham Conservation Area

1 Brumfitt Hill, late 18th century 2 storey cottage. Single room plan, doorway with broad chamfered surround, 3-light windows to both floors, blocked taking-in door to right gable.

2 & 3 Brumfitt Hill, dated 1755, handed-pair of cottages. 2 storeys, paired central doorways with chamfered surrounds and inscribed lintels. 3-light double chamfered mullioned windows to both floors, fine ashlar stacks to gables and ridge. Fireplace and stop-chamfered beams to interior.

1, 2, 4 & 6 Burnside, row of 2 storey cottages dated 1811. Single light windows to single room plan cottages.

Burnside Mill House, late 18th century former mill manager's house. Raised ashlar quoins, single room plan but double depth. Raised surrounds to windows, moulded gutter brackets, coped gables and kneelers.

Loomshop adjacent to 8 Chapel Street, probably about 1815. 3 storeys, watershot masonry, 12 bays of single light windows. Taking in doors to 2nd bay and gable. Coped gables with kneelers.

16 & 18 Church Street, pair of early 18th century semi-detached houses. 2 storeys, 2 bays each. Paired doorways with chamfered surrounds, double chamfered windows, mullions removed to ground floor but with 20 pane sashes. Coped gables with kneelers and stacks.

13 Church Street (Smithy Cottage), early 18th century house. Coursed rubble, symmetrical facade, doorway with chamfered surround, 3-light double chamfered mullioned window to either side and to first floor. Moulded gutter brackets, coping, kneelers and stack to left gable.

K6 telephone kiosk in Church Street, George VI crowns, cast iron, with margin glazed windows and door.

Church of St Peter, Church Street (Grade I), late 15th century rebuild of Norman church. Late medieval timber roof to nave and Tudor north aisle. Tower and south nave rebuilt 1757-1760. Classical style except for Perpendicular north aisle. Gothic glazing to arched windows in lower stage of tower and 2 clock faces, parapet and crocketed pinnacles. Nave and chancel have semi-circular arched windows. Victorian east end has 3-light window with panel tracery. Good king-post

truss roof to nave with curved braces to ridge, moulded tie-beams some with bosses. Some good wall monuments.

31 Church Street (Ashgate House), early 19th century, irregular plan. main doorway with open triangular pediment, sash windows in raised surrounds. Tall stair window with small-paned glazing.

5 The Green, dated 1746, coursed stone to front, rubble to rear, 2 room plan, double depth. Central doorway, single light windows around. Paired gutter brackets, prominent ashlar stacks to gables and ridge, chamfered coping and kneelers to gables. Double chamfered windows and stair window to rear.

Hallcroft Hall, Ilkley Road, substantial house c.1840. 2 storeys, ashlar, 5 bay symmetrical facade. Roman-Doric porch, tall sashed windows, with shouldered architrave and expressed keystone to ground floor. Deep eaves and hipped roof with 4 large stacks. 3 bays to left and right returns, simpler fenestration to rear. Fine open well staircase with iron baluster, moulded cornices.

7 & 8 Smithy Greaves, Low Mill Lane, mid 18th century house with early 19th century cottage attached. Symmetrical house with 2 light windows around door. Cottage has lower roof-line.

Holme House, Low Mill Lane, early 18th century core with early 19th century wings forming U-shape. Central paired doorways (one blocked) with 3-light windows around. Left wing in watershot masonry with blocked first floor doorway. Right wing has central doorway with 2 storey bay to either side. Shaped kneelers, coping and end stacks.

The Old Rectory, Low Mill Lane, early 19th century, 3 bay symmetrical facade, double depth. Eaves cornice and pediment over centre. Semicircular arch to door, large sashes around. Moulded copings and good stacks to gables.

Coach house to Old Rectory, Low Mill Lane, dated 1806. Symmetrical facade, arched cart entrance with lunette above, doorways to either side.

Footbridge to St Peters Church, Low Mill Lane, possibly 17th century, single arch with low parapet.

8 Main Street, dated 1766, 2 room plan, off-centre doorway with 2-light windows around. Coped gables with kneelers and stacks. Blocked taking-in door to first floor left hand gable.

28, 30, 32, 34, 36 & 38 Main Street, dated 1817, 3 storeys, with arched headed doorways, windows with

raised surrounds, some with multi-pane sashes. Tall stacks to ridges.

40, 42 & 44 Main Street, early 19th century houses. Raised quoins, moulded gutter brackets. 40 has bay window to left of doorway with Tuscan columns and open pediment. Coped gables with kneelers and stacks.

46 Main Street (High Bank), dated 1790, 3 bay symmetrical facade, rusticated surround to doorway, false voussoirs and pediment. Canted bays to either side. Coped gables with kneelers and stacks.

88, 90, 92 & 94 Main Street, mid 18th century, one dated 1748. 2 good doorways with chamfered surrounds and inscribed lintels, windows altered.

106 Main Street, The Swan Hotel, early 19th century. 3 bay symmetrical front with 2 bay later extension to right. Doorway with triangular pediment. Single light windows in raised surrounds.

Addingham Library, Main Street, dated 1668, 19th century alterations. 3 bay front, main chamfered surround doorway with segmental arched lintel. Large window either side, sashes to first floor.

K6 telephone kiosk in Old School Yard, cast iron, George VI crowns, margin glazing to sides and door.

114 Main Street and 1 Sugar Hill, dated 1730, 2 storey, 3 room plan. Door with architrave and moulded cornice, 4-light window to both floors to left, 3 and 4-light double chamfered mullioned windows to right. Coped gables with kneelers and ashlar stacks. Arched fireplace to main room.

Bakehouse to rear of 114 Main Street, probably around 1733. Coursed rubble, single storey, single room. 2-light chamfered mullioned window. Beehive oven to interior.

The Manor House, Main Street, late 16th or early 17th century, dated 1774 when altered. 3 room plan. Tudor arched doorway to right, 2 and 3-light mullioned windows to both floors. External chimney stack to left, rear outshut with chamfered mullioned windows and door. Interior has arched fireplaces, scarf-jointed spine beams and stop-chamfered joists, and panelling.

136 Main Street, The Crown Hotel, dated 1769 with early 19th century addition. Doorway with chamfered surround with date above. 2 light sashes to left and single light to right.

Mount Hermon Wesleyan Reform Chapel, Main Street, dated 1861. Dressed stone to front, rubble sides and rear. 3 bay symmetrical front with Doric pilastered doorway with cornice and arched fanlight. Arched windows surrounding with pediment gable. Original furnishings inside.

148 Main Street, c1830 2 storey townhouse. Raised quoins, 6 panel door in raised surround, flanked by 16 pane sashes in raised surrounds. Interior retains original fireplaces, panelled cupboards, doors and range to kitchen. Ashlar boundary wall with spear-head rails and gate to front.

154 Main Street, The Fleece and barn, mid 18th century. Basket arched central doorway to house with 2-light double chamfered windows to either side with 4 pane sashes. Central stack produces lobby entry. Coped gable with kneeler to right, 3 stacks. Barn to right with tiled roof and arched cart door.

156 Main Street, High House, dated 1752. 3 bay 19th century front with doorway in porch, 3 light sashes to either side and double pedimented gables. 3 light chamfered mullioned windows and dated doorway to rear. Lower 17th century cottage attached to east.

Low House, Cross End, Main Street, dated 1675, refronted late 18th century. 3 bay symmetrical facade with central doorway with arched Gothic glazed fanlight. 3 light flat faced mullioned windows around. Coped gables with kneelers and stacks. Simpler L-shaped rear with arched stair window. Plaster overmantle dated 1663 to first floor chamber.

9 & 9A Main Street (Hawthorn House), 3 bay symmetrical front to main house, with pilastered doorway with fanlight and triangular pediment, surrounded by 16 pane sashes in raised surrounds. Single bay attached to right. Coped gables with kneelers and stacks. Arched stair-window to rear.

41 Main Street and Ivy House Farmhouse, pair of early 19th century houses, 4 bays of windows.

71 Main Street, late 17th century cottage, single room plan. doorway with chamfered surround, blocked taking in door to first floor with corbels for platform. 2-light chamfered mullion windows to side and rear with coped gable and kneelers.

95 and 97 Main Street, with 1 Hudson Yard, formerly Piece Hall, late 18th century, prominent gabled pedimented front. Ashlar front, raised quoins, giant pilasters support pediment, entablature with alternate urns and quatrefoil detail. Symmetrical front, doorway flanked by 4 pane sashes, formerly

bows. First floor 16 pane sashes (recently crudely altered). 6 bays to right side, watershot masonry. 2 ashlar stacks to ridge.

99 Main Street and barn, barn dated 1777. Coursed rubble, segmental arched cart entrance, with doorways in return angles. Round owl-hole above with arched ventilators. Arched door to 99 and external stair to first floor.

101 Main Street, late 18th century. 2 first floor windows, ground floor windows raised surrounds.

103 Main Street, late 18th century house. Rusticated quoins, outer bays in eared architraves, 2 windows between with architraves and moulded sills. Coped gables with kneelers and stacks.

Road bridge over Town Beck, second half of 18th century, probably by Bernard Hartley. Single arch, channelled dressed stone parapet with drum piers with domed caps.

143 & 145 Main Street, pair of houses dated 1826. 3 storeys, raised quoins. Semicircular arched doorway with 6 panelled doors and spoke glazed fanlights. Segmental heads for bow windows to ground floor. Coped gables and stacks.

149 Main Street and 2 Stockinger Lane, early 19th century, 3 storey, one bay of 24 pane sashes in raised surrounds to front, segmental head to ground floor for former bow. Hipped roof with large stack. Wedge shaped to rear with other sashes.

153, 155 & 157 Main Street (Beech Tree House), early to mid 19th century. 4 first floor windows, 3 pilastered doorways with 6 panel doors, sash windows to either side with 18 pane tall stair window to 157. Prominent stacks to hipped roof. Rear elevations altered.

Guidestone on Main Street opposite Church Street, probably early 19th century. Stone, triangular face, inscribed ÔBOLTON ABBEYÔ and ÔILKLEYÔ

The Old Malt Kiln, Malt Kiln Yard, probably early 19th century. Coursed rubble, forms L-shape. 5 first floor windows, door approached up steps. Doorway down to basement. Large spine beams to basement carried on squared pillars, malt kiln with vaulted roof.

2 and 4 Parkinson Fold, dated 1677 extended in mid 18th century. Coursed rubble. Originally 2-cell plan, double chamfered mullioned windows, 2 light fire window, 6 light housebody window, doorway with chamfered surround and dated lintel. 2 and 3-light windows above. 2nd cell has inserted 18th century

doorway with 2 light windows. Added cell to west with single windows. Coped gables with kneelers and stacks. Scarf-jointed spine beam and stop-chamfered joists inside.

10, 12, 14 & 16 The Rookery, Bolton Road, formerly 8 back-to-backs, now through. Late 18th century, watershot masonry. Paired doorways with single windows, some altered. Coped gables with kneelers.

36, 38, 40 & 42 The Rookery with attached loomshop, late 18th century, formerly back-to-back, now through. Paired doorways to north front, with single sashes, lintels with tooled decoration. Former loomshop to gable with 6 doorways and 6 sashes to first floor. Interior of 42 has original narrow staircase and 2 fireplaces. An important group of working class housing with domestic workspace surviving.

George Oates Mausoleum and railings, Wesley Place, dated 1845. Ashlar, square plan with tapering sides. Bands of rustication and modillioned cornice, triangular pediment, typanum decorated with wreath and ribbons. 2 doorways with eared architraves, 2 panelled doors with cast iron grilles. Large urn finial. Stone piers around, square section with arched heads and oak diagonal rails.