



Conservation Area Appraisal

Addingham



This appraisal reviews the Addingham Conservation Area Assessment, which was published in 2004. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Addingham Conservation Area will be undertaken by April 2012

JULY 2007

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have taken place in the conservation area over recent years.

The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making in the future.

The Government requires that all conservation areas have an up-to-date conservation area appraisal.

An up-to-date appraisal is one that has been undertaken within the past five years.

The following work has been done to deliver this conservation area appraisal:

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings
- An assessment of the issues facing the conservation area at present
- The survey and update of map data relating to the conservation area
- A review of the appropriateness of the conservation area boundary
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area
 - The formulation of management proposals for the area

What is a Conservation Area?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Addingham Conservation Area was originally designated in 1977. An assessment of the conservation area and a review of its boundary were undertaken in 2001-2002. The new boundary of Addingham Conservation Area was adopted in February 2004.

Conservation area designation brings with it extra controls. These controls cover:

- demolition of unlisted buildings;
- minor developments such as porches, extensions, satellite dishes and boundary walls; and
- works to trees.

The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve its environmental quality. Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands it is important that this occurs within a framework of controlled and positive management.

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Listed Buildings:
www.bradford.gov.uk/listedbuildings



St Peter's church (Grade 1) dates back to the 15th century

Background and Brief History

Addingham Conservation Area covers the historic core and significant outer areas of this linear settlement which contains buildings from different eras of the village's history. The following timeline briefly summarises its development.

867

The Archbishop of York fled from York to Addingham to escape the Vikings, suggesting that the existing Anglo Saxon settlement contained an established Christian community in a settlement around the site of the present church.

Middle Ages

By 1086 the manor of Addingham had been divided into two, and three new settlements were established in connection with the new manors: one at Town End / the Church Street area, one along the Roman Road 'The Street' to the south of the present-day village, and one around the present-day Manor House between Town Beck and Back Beck. A further farming settlement may have been established at The Green in the middle ages.

14th century

Addingham becomes a local centre for the textile industry and the development associated with this expands the different settlements which make up Addingham and fill the spaces between the settlements.

18th / early 19th century

Addingham's textile industry experiences its most significant period of growth and much of the buildings which make up the village today are built, reflecting the activity and wealth of the village at this point. Several mills and a textile trading hall at 97 Main Street were built during this period, while Low Mill Village developed entirely around Low Mill, which was built in 1780.

Mid-late 19th /early 20th century

The textile industry expands and concentrates in larger settlements, but not in Addingham where the existing mills continue to operate into the early 20th century.

20th / 21st century

Addingham expands as commuter dwellings are built in and around the historic cores of the village. Many buildings, including redundant textile buildings are also converted. The village nonetheless retains a busy, mixed use centre and a sense of community.

Key Characteristics

The following summarises the key elements of the character of Addingham conservation area:



Manor Garth Barn retains its agricultural character



Main Street is the principle thoroughfare through the conservation area

- 'Yorkshire Dales' character as opposed to 'South Pennine' character (like much of the rest of the district), which is evident in the development pattern and building details.
- Identifiable 'clusters' of older development which have coalesced through later expansion.
- Vernacular architecture predominates though there are significant numbers of stylised Georgian and Victorian buildings.
- An organic street pattern
- Buildings and open spaces are well interspersed
- Mix of building and land uses
- Character which varies from agricultural to industrial to commercial.
- Traditional natural building materials
- Vibrant village centre with busy Main Street and quiet areas away from Main Street
- Mixed density of development reflecting different types and eras of development
- Presence of flowing water – Town Beck, Back Beck and the River Wharfe
- Fine grain of development and the interspersal of larger and smaller buildings



Clockwise from top left:

Local vernacular architecture and materials are in evidence at 25-29 Church Street.

Ashgate house is an interesting late Georgian property listed for its architectural interest.

The Old Rectory on Old Mill Lane enjoys an idyllic setting between Town Beck and the River Wharfe. The listed bridge over Town Beck is an important and characterful feature in the conservation area.

Summary of Important Features and Details

Features and details contribute to the essential character of the conservation area:

- Original / traditional architectural detailing to houses reflecting local vernacular style or past architectural styles, in terms of: form, roofscape, chimneys, stonework, openings, joinery, windows and doors. These all vary according to building age, original function and style.
- Traditional shopfronts 'Yorkshire Dales' style rubble construction to some buildings, coursed stone to others.
- Railing and wall details.
- Survival of key open spaces such as fields, park and burial grounds.
- Traditional windows and doors.
- Uncleaned nature of the stonework.
- Lack of alteration / modern engineering to some streets
- Group value of vernacular and Georgian buildings
- Sensitive conversion of buildings and infill development

Current Condition

AUTHENTICITY 77%

- Each historic building in a conservation area will have originally features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 359 properties were assessed for the purpose of the study; this is 66% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 82%.

**AUTHENTICITY
77%**

A breakdown of the authenticity assessment shows which features and details in particular are being retained and/or maintained and where there are the greatest threats

Strengths

- A high proportion of the buildings retain a significant number of features and details. This is higher than many other conservation areas surveyed in the district so far.
- Definite sense of place
- Vibrant village centre with a range of activity
- The buildings along the main thoroughfares of Main Street and Church Street retain a great deal of their original character
- Street pattern has changed very little
- The successful re-use, and adaptation of many buildings
- The area's listed buildings tend to retain a high proportion of their original features and details
- Key open spaces maintain their traditional character
- A high proportion of buildings retain traditional roofing materials and traditional, uncleaned stone elevations
- Lack of modern engineering to some streets

- A significant number of buildings retain traditional shopfront details
- Mature and semi-mature street trees along main thoroughfares
- Quiet, attractive side streets and lanes
- Mature trees and the larger houses retain substantial gardens
- Discrete character areas including School Green, Main



Street, Back Beck Lane, Church Street/Low Mill Lane, and Low Mill Village

- Clustered and strip development is interspersed with open spaces
- Permeable conservation area with footpaths, bridleways, lanes and roads
- There were fewer vacant buildings in the conservation area in 2007 than in 2002.



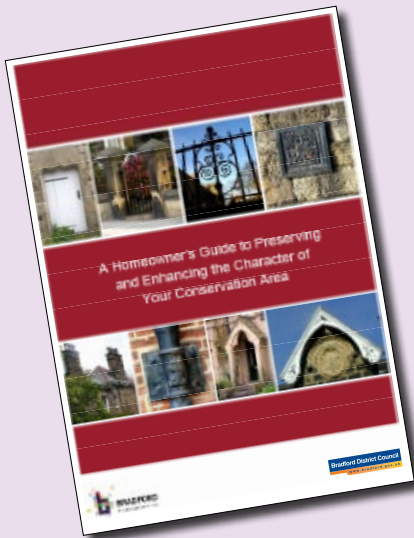
*Above left: 153 Main Street (Grade II)
and above: mausoleum for George Oates
Greenwood*

Weaknesses

- A small proportion of traditional shopfronts have been unsympathetically altered
- The use of inappropriate mortar, pointing, and clutter are undermining the group value of buildings
- Few traditional door and window details remain in situ
- On average, the listed buildings in the conservation area scored only marginally better than the unlisted buildings in terms of authenticity
- Small minority of vacant or underused buildings and sites
- Very few traditional street surfaces remain in situ.

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.
- Recently published **Repair and Maintenance Guidance** should help property owners make better informed decisions.



- **Shopfront Design Guidance** should result in better planning decisions in applications involving shopfronts.
- Bringing vacant and underused buildings and sites back into full use.
- Enforcement action against unauthorised development and works to trees.



Number 1 Kitty Fold

Threats





- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underuse of buildings and sites.
- Loss of commercial and related activity in the village centre
- Loss of key open spaces
- Infill development harming the openness of some parts of the conservation area

Addingham Conservation Area

Character Contributions



Key

-  Conservation Area Boundary
-  Areas providing a **positive** contribution to character
-  Areas providing a **negative** contribution to character
-  Areas providing a **neutral** contribution to character





NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Addingham Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings



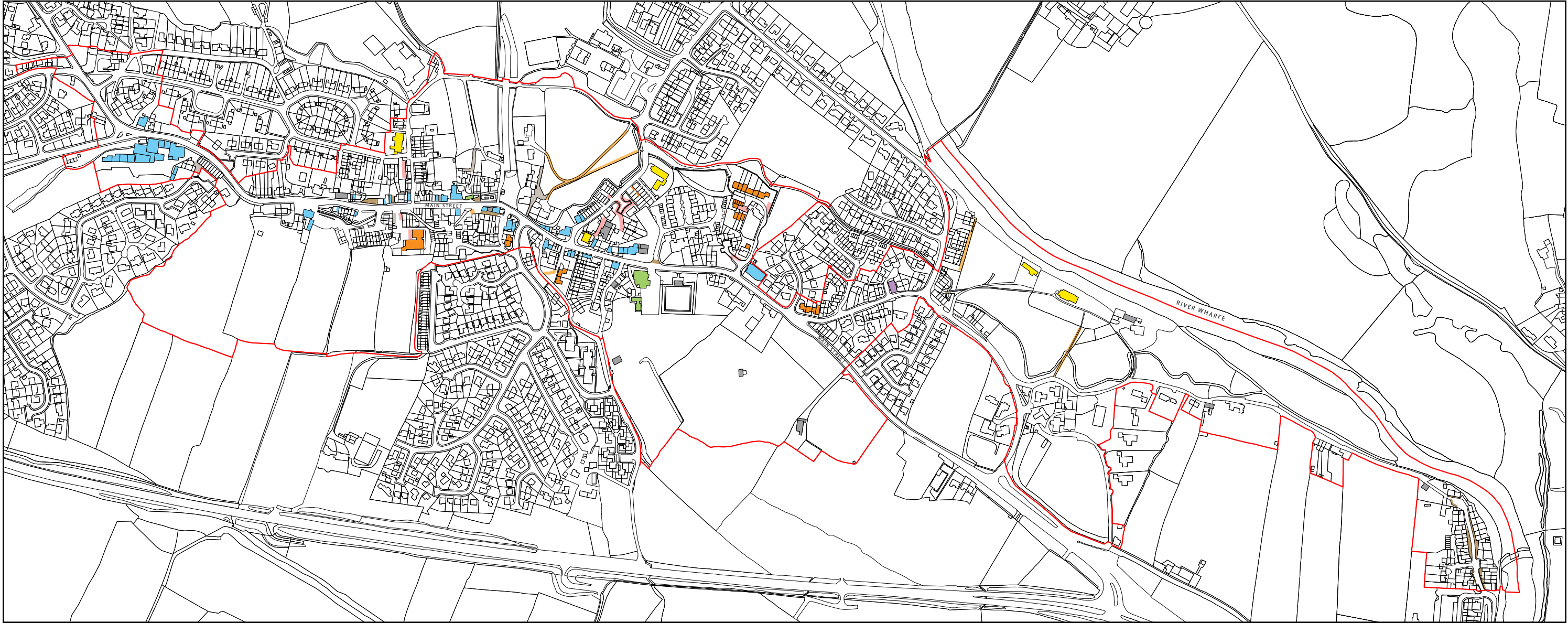
Key

| | |
|--|---|
|  Conservation Area Boundary |  Listed building |
|  Key open space |  Key unlisted building |
|  Important tree(s) | |
|  Key view or vista | |

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Addingham Conservation Area

Land Use and Highway Materials



Key

| | | | |
|--|--------------------------------|--|----------------------------------|
| | Conservation Area Boundary | | Gravel |
| | Retail / Commercial | | Stone setts / flags |
| | Demolition | | Un-surfaced / partially surfaced |
| | New development | | Tarmac / concrete |
| | Place of worship | | Clay pavoirs |
| | Civic building | | |
| | Other non-residential building | | |

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2001-2 are detailed below.

Changes affecting the Conservation Area

New Development



Burnside Mill has been successfully converted to apartments and retains much of its pre-conversion character and appearance

POSITIVE CHANGE



The cottages at **1 and 1a Saw Mill Lane** have been refurbished, altered and extended. The cottages retain their traditional character, while the extension is suitably subservient and complementary to the cottages

POSITIVE CHANGE



The modern bungalow at **157a-157b Main Street** has recently been extended in a sympathetic manner using appropriate materials.

NEUTRAL CHANGE



The Grade II Listed former mill at School Lane, which was vacant, neglected and had an asbestos roof, has been converted to three dwellings and named The Old Weaving Shed. The conversion has returned the building to full use and introduced a traditional slate roof. However, details such as the positions of former loading doors have been lost, while landscaping, porch and window details could be more appropriate to the building.

POSITIVE/NEUTRAL CHANGE



The former sawmill at Saw Mill Lane was undergoing conversion and rebuilding to residential, with some new build at the time of the previous survey of the conservation area. The former mill has virtually been rebuilt and looks less like a traditional industrial building but rather domestic, particularly with the lower attached row of houses with twee detailing. The new build block is generally appropriate, but like the rest of this scheme, could have more appropriate details, particularly in terms of fenestration and windows.

NEUTRAL CHANGE

LESSON: The finer details can have a significant bearing on the overall impact of a new development. While this development is attractive, more care should have been taken by the planning authority and developer to ensure a high quality which is also appropriate to the conservation area.

The houses at **1, 3, and 3a Church Street** and **14 Park Crescent** were being built at the time of the previous survey of the conservation area. Now completed the houses are well designed and have a good boundary feature, but these are let down by a poor choice of roofing material, the inappropriate style of random coursing to the stone and the detailing of the dormer windows.

NEUTRAL/NEGATIVE CHANGE

LESSON: The materials and detailing of new development in conservation areas are crucial in determining how well the new relates to the old. In future more care should be taken by decision makers for a better end result.



In 2005 Planning Permission was refused for replacement windows and permanently sited 'jumbrella' canopies to the front of the **Craven Heifer, Main Street**. Despite this the work has already been carried out. While the new mullioned windows are an improvement to the building, the permanent canopies in front of the pub clutter the street scene.

POSITIVE/NEGATIVE CHANGE

LESSON: Property owners need to obtain planning permission prior to works commencing. In this case the Council would be within its powers to undertake enforcement action, as none of the works have permission.



The occupier of the shop at **84 Main Street** changed in 2007. The alterations to the shopfront have removed an out of scale fascia with appropriate signage and retains the traditional features and details of the shopfront and building.

POSITIVE CHANGE



The small, semi derelict workshop at **21 Church Street** was demolished in 2004 without Conservation Area Consent. The site remains cleared and no valid applications for the site's redevelopment have been received.

NEGATIVE CHANGE

LESSON: Even if a building in a conservation area is derelict, Conservation Area Consent is required for its demolition. Property owners and the Council's Building Control service should be aware of this. A planning application for the site's redevelopment should accompany the Conservation Area Consent application in order to prevent the site being the unused eyesore that it presently is.



In 2004 Planning Permission was granted to replace the two garages on the mainly previously undeveloped site at **Lodge Hill** with two houses, which have recently been completed. The massing, materials and positioning of the houses are appropriate to the area and maintain the open character of much of the site. However, detailing in terms of windows, window sizes, porches, vents and flues lets the scheme down, as does the timber fencing to the rear of one of the dwellings.

NEUTRAL CHANGE



A uPVC conservatory has recently been built on the front elevation of **4 Cragg View**, similar to those already built at nos 2 and 8. Although these conservatories do not need planning permission to be built, their design, height, massing and materials mean that they collectively have a strongly negative impact on the traditional appearance of the terrace.

NEGATIVE CHANGE

LESSON: Where alterations and extensions do not require planning permission, homeowners should consider the impact of their works on the special character and appearance of their conservation area. The Design and Conservation Team would be happy to advise.



The shop at **98 Main Street** was damaged by fire. The traditional shopfront and upstairs window have been removed and work has commenced at replacing these without planning permission. The Council's Planning Enforcement Team and the Design and Conservation Team are currently working with the owner to ensure that traditional details are reinstated. The building is currently vacant.

NEUTRAL/NEGATIVE CHANGE

LESSON: Even after unexpected events such as fires, the planning process has a part to play in rebuilding or altering buildings and property owners should make the Planning Service aware of their activities. In this case, putting right of the unauthorised changes is already in hand.



The Dutch awning at the shop at **129 Main Street** has been removed and replaced with a large fascia sign without Advertisement Consent. The new sign detracts from the street scene.

NEGATIVE CHANGE

LESSON: Advertisement Consent is required for new shop signage and in conservation areas it should respect the area's special character. In this case the Council would be within its powers to undertake enforcement action.

Buildings

The following buildings have become vacant since the publication of the Conservation Area Assessment:

- **2-4 Chapel Street**
- **98 Main Street**

NEGATIVE CHANGE

There are no buildings which were vacant when the Conservation Area Assessment was written and remain vacant.

The following buildings have returned to use since the publication of the Conservation Area Assessment:

- **Burnside Mills, Burnside**
- **Former Sawmill, Sawmill Lane**

POSITIVE CHANGE

Trees & Open Space

No trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment.

NO CHANGE/POSITIVE

Works to Highways

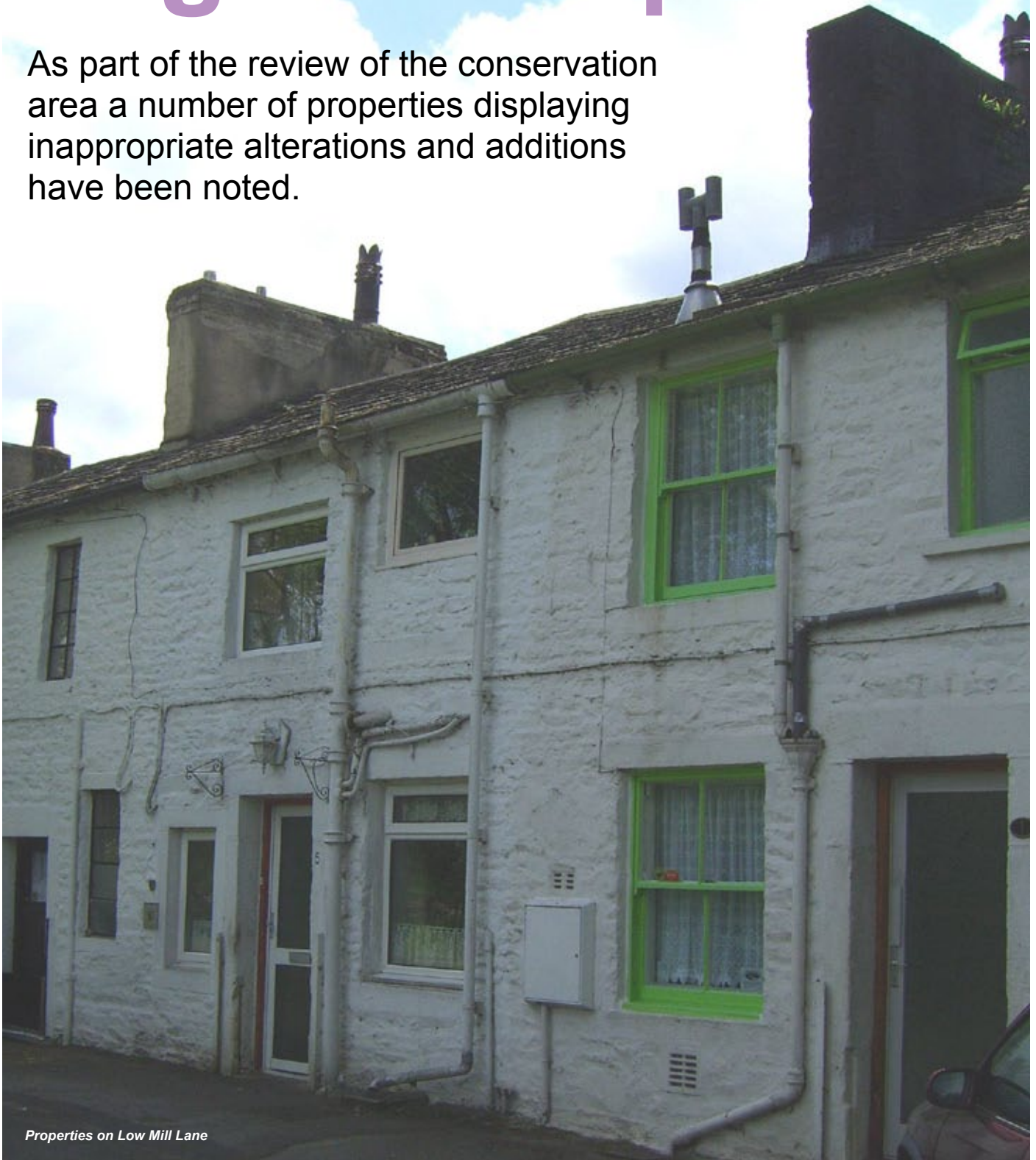
Electronic signs which warn motorists when they are exceeding the 20mph speed limit along Main Street have been installed near 147a Main Street. The signage is of a minimal size and sensitively sited, but is still effective at slowing traffic down. In terms of both streetscape and slowing traffic these signs are much better than many other traffic calming schemes which clutter the street and harm views and vistas.

Boundary

The boundary of Addingham Conservation Area was resurveyed as part of this appraisal and was deemed to be appropriate.

Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.



Properties on Low Mill Lane

Whilst a minority are considered to have a severely negative impact on the character of the conservation area, some properties display relatively minor visual detractors, such as reduced or removed chimneys, inappropriate rainwater goods, painted or inappropriately pointed elevations and modern windows and doors. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has been published and is available on the Council's website at www.bradford.gov.uk/repairs.

Management Proposals

The overall aim of the Conservation Area Management Proposals is to preserve and enhance the character of the Conservation Area, by ensuring that the Council and the community work together to maintain historic features and details and limit the loss of character.

The objectives aim to:

- improve service delivery.
- raise awareness and understanding about the special character of the conservation area.
- improve decision making so that all repair, development and alteration result in a positive contribution to the character of the place.

The objectives of the Management Proposals are based on the issues identified in the Addingham Conservation Area Assessment and prioritised by members of the community who took part in the Addingham Conservation Area Assessment public consultation.

| | Objective | Actions | Timescale |
|----|--|--|--------------------------------------|
| 1 | Design and Conservation Team to maintain contact with the local community | <ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible | Yearly 2007-2013 (constant) |
| 2 | Improved communication between Council officers and key partners in the conservation area | <ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops | Monthly As required |
| 3 | Improve the quality and amenity value of the public realm, open spaces and highway materials in Addingham | <ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm | Continual As resources permit |
| 4 | Retain the traditional scale, proportion and character of the shopping / business areas in Addingham | <ul style="list-style-type: none"> • Draft shopfront design guidance to be adopted during 2007. • Planning Policy | Review guidance periodically |
| 5 | Preserve and enhance features and details that contribute to the character of Addingham | <ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings has been published by the Design and Conservation Team in 2007. | Review guidance periodically |
| 6 | Promote good quality new development | <ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate. | As resources permit |
| 7 | Retain the Commercial activity in Addingham. Ensure all investment is contributing to the character of the conservation area and its activities. | Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council. | Continual |
| 8 | Monitor Planning Applications to add value to the historic environment | Design and Conservation Team to work more effectively within the wider planning service. | Continual |
| 9 | Address illegal works to listed buildings and unauthorised development | Liaison between Design and Conservation Team and Planning Enforcement Team | Continual |
| 10 | Retain important trees | Liaison between Design and Conservation Team and Trees Team | Continual |
| 11 | Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area. | Design and Conservation Team to review Keighley Town Centre Conservation Area every five years in line with Best Value Indicator 219a. | Review by July 2012 |

