



Baildon & Station Road

CONSERVATION AREA ASSESSMENT

December 2005

Acknowledgement

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Contacts

A full copy of the conservation area assessment is available to view in Shipley Planning Office, Baildon Library and on the Council's website at:

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

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1. Introduction

1.1 What does Conservation Area Designation Mean?

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

They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces creates unique environments which constitute irreplaceable components of our local, regional and national heritage.

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

1.2 What is the Purpose of Conservation Area Assessments?

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

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

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a comments sheet and an invitation to the conservation area workshop, were distributed to every address within and local to the conservation area in February 2004. At the same time a copy of the full draft Conservation Area Assessment, proposed boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Baildon Library, Shipley Planning Office and on the Council’s website.

The consultation period ran between February and April 2004. Feedback was received on completed comments sheets and at the conservation area workshop which was held at Ian Clough Hall, Hallcliffe, Baildon on 24th February 2004. The feedback from the local community has been used:

- to redraft this assessment,
- to prioritise the preservation and enhancement proposals which set the scene for the future management of the area, and
- as the basis for a review of the proposed conservation area boundary.

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

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

1.3 Conservation Area Designation in Baildon

Baildon and Baildon Station Road conservation areas were designated in January 1981. Prior to the undertaking of this assessment very little information existed to indicate why the two Baildon conservation areas were designated and what is special about them.

Baildon conservation area covers a large area around the centre of the village, incorporating Towngate, Westgate and Hallcliffe and extending as far north as Moorgate and as far south as the bottom of Browgate. The conservation area also includes a small portion of Baildon Bank.

Baildon Station Road conservation area is centred around Station Road and the historic properties located to either side of the highway. The boundary includes the cottages around Brook Hill and a short section of Kirklands Road. Now part of the built-up area of Baildon, this area was originally a separate hamlet called Low Baildon.



The Methodist church is a key unlisted building in Baildon conservation area. Though it is tucked away behind houses in Binnswell Fold, the church makes an important contribution to the character and sense of place of the area.

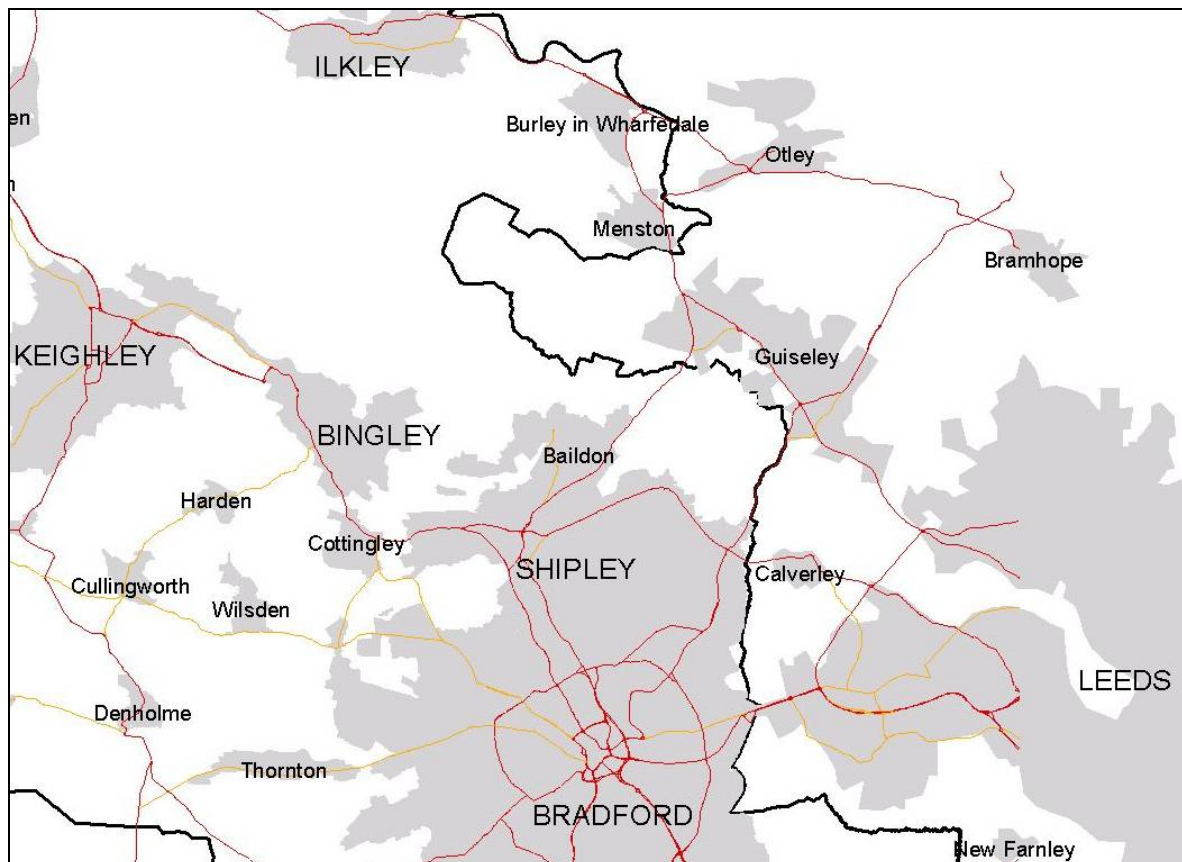
2. Location and Population

Baildon is located on relatively steeply sloping land at the foot of Baildon Moor. On the western side of the conservation area is Baildon Bank, which forms a steep escarpment rising to approximately 250m above sea level and allowing good long distance views from its highest point across to Shipley and Saltaire to the west. Baildon is located approximately 8km to the north of Bradford city centre and 4.5km to the east of Bingley.

Estimates (based on the 1996 mid-Census survey) of the population of the Baildon and Baildon Station Road conservation areas place the

approximate number of residents at 825 and 395 respectively.

At the time of the 1991 Census the population of the wider area covered by the Upper Baildon Neighbourhood Forum stood at 12,180. The population structure roughly mirrors that of the Bradford district as a whole, although there is a slightly larger proportion of people aged 40 years plus (50% as opposed to 40% in the district as a whole). The population of Upper Baildon is mainly white (99.1%) with a small ethnic minority and most of the houses (86.6%) are owner occupied.





This extract from the Ordnance Survey map of c. 1852 shows the size and form of Baildon. At this time the settlement focused around Towngate and though much development had taken place in the preceding 75 years. Lane End and Brook Hill are still physically separate from the village.

3. Origin and Historic Development

Summary of Historical Interest

The historic significance of the area can be judged by the extent of the survival of elements that testify to the past ways of life in the village, such as the street pattern and built form. The following summarises the factors that make the areas covered by the two Baildon Conservation Areas of historical interest:

- Baildon was first mentioned in a document dated AD 835, which recorded the gift of a large tract of land from the King to the Archbishop of York. Baildon continued to form part of the Archbishop's feudal estate until the 15th century. In the Domesday Survey of 1086 the land around Baildon was valued at £6.*
- The Baildon or Bayldon family were first recorded in the 12th century and held substantial areas of land in Yorkshire and Lancashire. They subsequently constructed the family seat and ancestral home, Baildon Hall on the outskirts of the settlement. Baildon Hall is thought to date back to the late 15th century when it was probably built as a timber framed hall before being enclosed in stone during the 17th century.*
- It is thought that a chapel was established at Baildon as early as the 12th century: documentary evidence refers to a chaplain around the year 1200. Drawings of the old chapel prior to its demolition in 1847 show a simple stone building with an arched doorway which may have been Norman in origin.*
- As far back as the 14th century there are records to indicate that the moors were mined for coal. Woollen cloth was produced in the village from the 16th century onwards. By the 17th century a number of yeoman clothiers had settled in the village and substantial*

houses such as Baildon House, the old hall at Westgate and Butler House are testament to the success of the textile industry and the relative affluence of clothiers.

- The Industrial Revolution was a catalyst for growth in Baildon as elsewhere in the district and from the late 18th century onwards the village grew rapidly in size. A number of textile mills were built in and around the village and the coal mines and stone quarries enjoyed a thriving trade. The influx of workers necessitated the construction of housing; initially small cottages around courtyards and later, long rows of terraced houses.*
- Non-conformist religion became increasingly popular in Baildon during this period with Methodist, Moravian and Primitive Methodist chapels being constructed within the village. The Moravian and Methodist movements were also responsible for establishing the first schools in the village.*
- The redevelopment of Towngate in the 1960s/70s resulted in the loss of many pre-20th century buildings at the heart of the village and the impact of their loss on the character of the settlement has been great.*

Baildon is built upon steeply rising land at the foot of Baildon Moor and to the east of Baildon Bank, a steep escarpment which rises up to 280m above sea level. Baildon is known to be a settlement of relative antiquity and there is substantial evidence existing to indicate pre-Conquest activity in the area. Historically Baildon fell into the parish of Otley and was located within the upper division of the ancient Wapentake of Skyrack. Early records relating to settlement in the region are sparse, however it is thought that historically Baildon was one of a number of farming communities that

settled along the Aire Valley and that the settlement may well be Anglo-Saxon in origin.

The origins of the name Baildon are unclear and there are several different schools of thought regarding its interpretation. The term *don* is generally held to mean 'hill' and Rigg (1988) suggests that *baile* is an Old Scottish word meaning beacon, therefore *Beacon Hill*. La Page (1951) endorses this suggestion though maintains that the name could have been derived from either Old English or Old Norse. Notwithstanding this, the end meaning is the still same: '*the hill where the beacon-fire was lit*'. Other historians have suggested that the name could also have been derived from the Old English personal name *Beaghild* and therefore would mean '*Hill of Beaghild*' (La Page, 1951 quoting Prof. Moorman).

The name Baildon is first recorded in a document written by King Athelstane to the Archbishop of York in 835. This letter documented the gift of lands around Otley, including Baildon, Menston and Addingham to the church and subsequently Baildon formed part of the Archbishop's feudal estate, administered from the Manor House in Otley.

Although the existence of Baildon is not documented until 835, there is plentiful evidence of early human activity in the locality. A number of Neolithic and Bronze Age artefacts have been found in and around Baildon, including flint arrowheads, axe heads and funerary urns. A stone circle was found at Brackenhall Green, though this was partly destroyed during the construction of a road.

Several Bronze Age cup and ring markings have been found on Baildon Moor. Extensive research has been undertaken over the years regarding these markings and those on Rombalds and Ilkley Moor and though their meaning is unknown, they are generally thought to have had some religious or superstitious significance.

During the 19th century a number of professional and amateur archaeologists unearthed cairns containing funerary urns on the moors which were generally attributed to the Bronze Age. Traces of hutments, which may possibly be the remains of an Iron Age settlement, have also been found behind a quarry near Brackenhall Green. Despite the well documented presence of Romans around Ilkley,

there have been no specifically Roman objects found at Baildon.



Cup and ring markings on a rock on Rombalds Moor
(Source: www.modernantiquarian.com)

The Domesday Survey of 1086 records the settlement under the name *Beldune*. Baildon was described as one of the settlements forming part of the considerably sized estate held by the Archbishop of York. The largest part of the Manor is described as being 'waste' and was worth £6. The Domesday spelling of *Beldune* is generally considered to be a typographical error on behalf of the Norman-French scribes.

The first recorded member of the Baildon family was Hugh de Baildon, who was born around the end of the 12th century. Hugh de Baildon became an extremely wealthy and influential man and held substantial tracts of land not only in Baildon but also at Stainburn, Castley and Bolton-in-Bolland too. By the early 15th century one of his descendants, through purchase, became one of the lords of the manor and later constructed Baildon Hall on the outskirts of the settlement as the family seat.

Baildon Hall is thought to be one of the oldest surviving buildings within the settlement (though it stands outside of the conservation area boundaries). It was built as the seat of the Baildon family and is thought to have initially been constructed as a timber framed cross wing hall at the end of the 15th century, before being enclosed with stone around the middle of the 17th century. The building is now considered to be an outstanding (and rare) example of a medieval Yorkshire manor house, and although it has been altered over the years, is a Grade II* listed building.

Baildon Hall, the ancestral home of the Baildon family, was probably built as a timber framed hall in the 15th century and later enclosed in stone. It is a rare survival of a Medieval manor and is now a Grade II listed building.*



There is documentary evidence to suggest that a chapel may have been built in Baildon as early as the 12th century. Around the year 1200 two charters were written in connection with matters relating to Esholt Priory. These charters were witnessed by a person signing himself as *Alan the Priest of Baildon* and *Alan the Chaplain of Baildon*. It is quite possible that the early chapel was established by Hugh de Leathley, the Lord of the Manor at that time who was known to be a religious man and a benefactor of such causes (La Page, 1951).

The suggestion of a chapel in the settlement is further supported by records relating to the will of Walter de Hawksworth, who in 1306 left a small sum of money '*to the service of the Blessed John in the Chapel of Baylden*'.

The original chapel was demolished in 1847 in order to construct the present parish church but was said to be a small chantry chapel dating from possibly the 12th century. The original building was probably rebuilt around the middle of the 16th century as stone inscribed '*AD 1549 SPOLIAR*' or '*SPOLIAB*' formed part of the vestry (now set into the outside wall of the vestry of the present church). The only surviving drawing of the chapel is from an account produced by the architects Mallinson and Healey in 1847 just prior to its demolition. These show the church as being 66ft long, 28ft wide and 15ft in height. The building is depicted as being relatively simple in form and stood almost exactly on the foundations of the side

aisle of present building. Probably the most interesting feature of the building was the doorway with a rounded arch which may have been Norman in origin (Grainger, 1988).

Details regarding the size of the settlement during the medieval period are noted the Poll Tax records of 1379. These reveal that there were sixteen married couples and eleven unmarried persons residing in the village at that time. The tax only related to adults and therefore the number of children residing in the village was unaccounted, however it is likely that the total population at that time would not have exceeded one hundred persons. For comparative purposes it is interesting to note that the population of Keighley at that time was reported to be 108 and Otley 112.

It is possible that a Scottish Invasion sacked Baildon in the early 14th century. Though no reports exist to confirm this, it is known that several settlements in Yorkshire were destroyed during these invasions. In the 14th century records exist to testify that the Lord of the Manor's house, mill and tenanted farmstead in Baildon were '*in a ruinous state*' (La Page, 1951).

It is likely that Baildon gradually developed from a scattering of isolated farmsteads and cottages into a definable settlement around the church, manor house and crossroads of the principal routes across the valley, such as Towngate, Lane Ends and Brook Hill. The feudal system ensured that much of the land around the manor would have

been tenanted and the inhabitants would have made their living from the land, however the inhospitality of the exposed moorland and the relatively poor soils on the upper lands must have made any kind of arable farming a meagre existence and it is likely that sheep farming was the principal form of agriculture.

From the 16th century onwards a number of Baildon's inhabitants turned to cloth and textile manufacture as a means of making a living. This was initially a cottage-based industry, with many people utilising the upper rooms of their dwelling as a workshop and storage space and the ground floor as living accommodation. Many of the older cottages in the village still have taking-in doorways at first floor level that would have been used to load bales of cloth or wool. Most are now blocked or have been converted into windows but the surviving stone surrounds are an interesting historical feature and an indication of past activity.

By the 17th century a number of wealthy yeomen clothier families had established themselves in Baildon and subsequently constructed substantial houses for themselves along with simple cottages for their workers. Some of these families owned large tracts of agricultural land, which they mainly tenanted and then eventually sold in order to concentrate on cloth and worsted production. Several of the 17th and early 18th century houses built by these families still exist, such as **Old Hall**, **Westgate**, which was built for the Stead family, **Butler House**, built for the Butlers, **Brook Hill** for the Brooks and **Baildon House** for the long established Baildon family, the Holdens.

By the late 18th century the manufacture of textiles, in particular worsted cloth had become a major industry in the village. The advent of the Industrial Revolution was a great catalyst for change in Baildon as it was elsewhere in the country. The new ease of transport combined with the technological advancement of the age spurred on a change in the means of manufacture. The cottage-based industry, which had until this point complemented the agricultural nature of the place started to evolve into an increasingly efficient mill-based concern. During the course of the 18th and early 19th centuries, hand combing and spinning had become increasingly outdated as production became mechanised. During the 1820's power looms were introduced into mills and subsequently hand weaving also became economically unviable.

During the early 19th century a number of textile mills were built in and around Baildon, including the former mill and warehouse at **7 Westgate**.

Baildon Mill was originally called Providence Mill and was probably built c.1824 by F.W. Holmes, a local industrialist (La Page, 1951). The mill went through periods of economic success and failure, changing hands several times before the end of the 19th century. It was extended around the middle of the 19th century and then again towards the end of the 20th century. However, it still retains much of its original form and buildings, including the millpond located on the north side of the complex. The mill buildings are an important local landmark and add much to the character of this part of the conservation area.

Unlike other towns and villages in the district, Baildon did not become wholly dependent upon the textile industry. This was mainly due to its somewhat isolated location and hilly topography, which made transportation of bulky goods difficult. Baildon had several other thriving industries though, in particular coal mining. Coal was extracted from the moors above the village and supplied industries and houses in the surrounding area. The first documented evidence of this dates back to 1387 and by the 17th century coal was being extracted from open workings, bell pits and deep mine shafts. During the 19th century the level of coal extraction increased in order to meet the demands of industry, with the mills of Baildon and Eldwick receiving coal from Baildon moors. Many of the miners lived in the cottages at the northern end of the village around **Moorgate**. Their work was hard and dangerous and local history books tell of a number of accidents and lives lost over the years. The last pit on Baildon moor, the Lobley Gate pit, closed in 1863.

A number of stone quarries operated around the edges of the village, including one on Baildon Bank. During the 19th century there was a great demand for building materials, in particular sandstone and by all accounts the local quarries enjoyed a thriving trade. The quarry on Baildon Bank had closed by 1850 but those at Faweather and further north on the moors continued to operate for some years after this.

The church of **St John the Evangelist** was built in 1847-8 following the demolition of the old chapel. The replacement church was designed by the famed Bradford architects Mallinson and Healey in a simple Early English style. Several features from the old chapel were incorporated into the new, including the stone pillars which formerly supported the north aisle, the gallery and some of the box pews. The new church was consecrated in 1848 though it was not until 1869 that Baildon was made a parish in its own right and became independent

of the Parish of Otley. The south tower was added in 1928, a memorial to those who died in the First World War and a chime of eight bells were completed in remembrance to soldiers who lost their lives in the Second World War.

Methodism had become popular in Baildon by the middle of the 18th century and John Wesley was known to have visited Baildon four times during his life. On his first visit, on 23 August 1748 Wesley recorded in his diary:

'About one I preached at Baildon, and in the evening at Bradford, where none behaved indecently but the curate of the parish'

On his fourth and final visit to Baildon on the 22nd July 1786 Wesley drew such a crowd that there was nowhere large enough to contain the congregation and he is reputed to have preached to the people from the upper window of **9 Browgate** while they stood in the street.

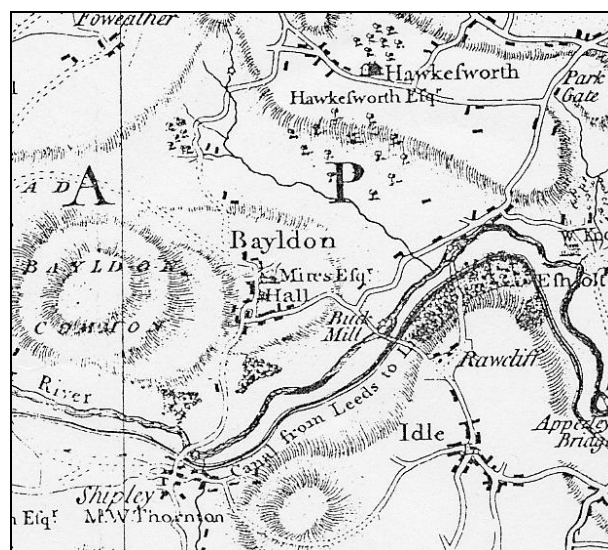
In 1806 the decision was taken to build a Methodist chapel and land was purchased near **Binnswell Fold** for this purpose. The chapel was built at a cost of £800 and seated nearly 400 persons. By all accounts at the time of its construction it was thought to offer plenty of accommodation for worshippers however, as the congregation continued to grow, it became apparent that a larger church was required. In 1890 a new chapel, the present **Methodist Church**, was built and the old chapel was demolished in 1889.

In 1738 Rev. Benjamin Ingham of Osset invited the Brethren of the **Moravian Church** to Yorkshire. The first missionary from the Fellowship was invited to preach in Baildon in that same year by a Baildon stonemason working in Fulneck. In 1749 a house on Lane End was licensed as the first Moravian preaching place in Baildon. John Cerrick, one of the leaders of the Moravian church visited Baildon in 1752 and a number of special services were held in his honour. A permanent preacher was sent to Baildon in 1780 and a house was built to provide both a meeting room and day school. In 1806 an earlier chapel was built on the same site as the present one, on land to the south of **Westgate** and the Minister's house built shortly afterwards. The burial ground was consecrated in 1816. The present chapel was built around 1868 to the designs of Samuel Jackson and the Sunday school was built somewhat later in 1887 (Warren, 1983).

It is not known exactly when the first school was

established in Baildon, though parish registers mention a schoolmaster by the name of Richard Foster as early as 1656. Though other references are made to the existence of a school around this time it is likely that this would have been a private venture as parliament gave no aid to education at this time. The Methodists and Moravians are likely to have encouraged the establishment of a school in the village though it was not until 1815 that a *village school* was built (as a result of public subscription) at the top of **Binnswell Fold** near to the Methodist Church. Though run by the Methodists, the school was open to all denominations and charged 3d weekly for attendance. Up until 1825 the Incumbent Curate, a Mr John Chapman taught at the school and he estimated that up to 500 children attended. How accurate this is we will probably never know as the size of the school rooms indicate that such a large number of children could not have been accommodated at one time.

A larger school was built in 1871 to the east of the chapel and the old school was converted into cottages. A bottle placed in the foundations of the new school recorded that in 1871 there were 169 scholars at the school and 33 teachers. The school was demolished and another built in 1909, though this was destroyed completely by fire in 1982. The Church of England opened its own school in 1849, by which time the Moravians were also known to have their own school also. Evening classes were held for workers, though this was principally undertaken in private homes until the **Mechanics Institute** was constructed in 1862 (La Page, 1951).



Extract from Jeffrey's Map of Yorkshire, 1775, shows Baildon as a small settlement located to the north of the canal and east of the steeply rising land of Baildon Common.

Much of our knowledge of the size and form of Baildon prior to the 19th century is taken from early maps of the region. One of the earliest reliable maps of the area is Jeffrey's Map of Yorkshire, which was surveyed in 1775. This shows Baildon (spelt 'Bayldon') as a small settlement scattered either side of a road. The line of Browgate and Northgate is clear and Baildon Hall is marked at the southern end of the village. A mill to the southeast of the village is annotated on the map.

By the time of the survey of the first Ordnance Survey map in 1848/52, the village had grown substantially. The late 18th/ early 19th century was a period of intense growth and development within Baildon and the Industrial Revolution made its mark economically, socially and environmentally. The swift expansion of the village can be mainly attributed to the development of the mills and textile industry, which resulted in an influx of workers from the late 18th century onwards. The population of the village increased rapidly: in 1801 census returns indicated that the population of Baildon stood at 1,719 but by 1851 this had more than doubled.

In order to accommodate the vast number of mill workers, miners and quarry workers it became necessary to build more houses. These were mainly built in the form of simple cottages constructed in rows or small clusters around a central courtyard. The cottages in the folds around **Westgate** mainly date back to the late 18th and early 19th centuries and were named after the families which built them, such as the Binns, Wilks and Ellisons. Around this time the short terrace of cottages at **Tentercroft** and along **Providence Row** were built. From the middle of the 19th century onwards housing was built in greater numbers, tending towards long rows of simple stone terraced dwellings such as those along **Northgate** and around **Perseverance Street** and **Angel Street**. The larger and more ornate detailing of the houses at **Rushcroft Terrace**, which were built c. 1869, indicates that these were intended for more affluent citizens.

Historically the main route from Shipley and Bradford to Baildon ran straight up Cliffe Lane. This was described by the 19th century historian William Cudworth as being 'undoubtedly one of the oldest British track ways in this part of the country' (1876). As the area became industrialised a programme of road building and improvement was undertaken and in 1780 **Green Lane** was built, running from the river up to Baildon Green. **Green**

Road was then extended as far as Browgate.

By the mid/late 19th century the railway network was nearing Baildon. In December 1876 the *Midland Railway Company* opened the line between Shipley and Ilkley and a station was built to the south of Low Baildon. The improved transport infrastructure resulted in the transformation of Baildon into a desirable, middle-class residential area, popular for its relatively clean air but close enough to travel easily to Bradford. Baildon became home to several affluent families whose names were pre-eminent in Bradford society and trade. These included a number of Bradford's Lord Mayors and prominent mill owners and industrialists who built large houses and mansions on the slopes above the railway line and around **Station Road**.



Towngate, c. 1900 is almost unrecognisable prior to its redevelopments in the 20th century. The drinking fountain is visible at the centre of the square (Source: www.duree.freemove.co.uk)

Until the late 19th century **Towngate** was little more than the crossing point between two roads and was described as being a quiet square with little traffic and just the coal and tradesman's carts passing through. An open stream, known as **Moor Beck** ran down Northgate as far as the fountain at the centre of the square. The approach to Towngate along Browgate was notoriously steep and perilous and there are descriptions in more than one history book (La Page, 1951 & Cudworth, 1876) of carts overturning on the steep corners.

When the *Local Board* was established in 1852 a programme of improvements were swiftly instigated including the installation of gas lamps, running water supply and drainage. Baron and Mrs Richard P. Amphlet donated the **drinking fountain** to the people of Baildon in 1862 in

memory of her mother, who was a member of the long-standing Baildon family, the Holdens. In 1925 the Council attempted to remove the fountain in order to create a bus terminus but the townspeople rallied in its defence and the fountain was allowed to stay at the centre of the square.

The **stocks**, which now stand to the north of the Towngate roundabout, were probably used last during the 1860s. Very little remains of the original stonework, as much of it has been replaced over the years. The sandstone **pillar** which stands alongside them is generally thought to be the remains of a medieval cross though no reliable records exist to confirm or refute this.

During the late 1960s/early 1970s the old village centre was completely redeveloped and many of the older buildings which stood around Towngate were levelled. These included the *Mechanics Institute*, *Towngate House* and a reputedly Jacobean *Manor House* which stood on the site of

Ian Clough Hall. Browgate was widened and a number of 17th and 18th century buildings which lined the highway at its southern end were also lost. Some buildings did survive the redevelopment, such as the 17th century public houses, the **Malt Shovel** and the **Angel** as well as a number of 18th century shops and cottages which stand on the west side of Browgate.

The loss of these buildings and the impact of Towngate's redevelopment on the character of the conservation area is difficult to judge. The surviving pre-20th century buildings and historical photographs give some indication as to the extent of the loss, which was deemed necessary at the time in order to bring the road and village centre up to 20th century standards. However, it is indisputable that the redevelopment of the heart of the village has had a dramatic impact on the character of the area and that many interesting buildings were lost.



Baldon Bank is an important area of green space which is visible from both conservation areas.

4. Topography and Setting

Summary of Topography and Setting

The unique location of Baildon within the surrounding landscape contributes greatly to the form and character of the settlement and its conservation areas. The most significant features are as follows:

- *The steeply sloping valley side upon which Baildon is set has impacted greatly upon its historic development, form and character.*
- *At its northern extremes Baildon extends onto the edge of Rombalds moor, which rises up to a height of 402m above sea level. The moorland is generally open and has an exposed and somewhat rugged character provides a continuous backdrop of greenery at the northern end of the conservation area and adds rural character to the buildings around Moorgate and High Fold.*
- *The immediate setting to the east and west of the Baildon and Station Road conservation areas is mainly suburban and is characterised by post-war residential development.*
- *To the west of the settlement is Baildon Bank, a steep escarpment which is open and green and characterised by heather and sandstone outcrops. From the southern end of Baildon conservation area and Station Road it provides a continuous green backdrop to the west and from the top of the bank there are good panoramic views across the Aire Valley.*
- *Views into and out of Station Road are limited by the surrounding topography and tight building line along the parts of the highway. This creates a definite sense of place and makes the short-distance views and vistas between the cottages and from the top of Brook Hill all the more important.*

The topography and setting of the Baildon and Station Road conservation areas are an important defining characteristic of the area's sense of place and character. Just as important are the views within, into and out of the conservation areas as these give the area a wider context and often reaffirm historical associations.

Baildon is located high up on a steeply sloping, south-facing valley side with **panoramic views** southwards across Shipley and towards Bradford. To the south of Baildon is the River Aire and Leeds-Liverpool Canal and to the north is Rombalds Moor, which rises up steeply behind the settlement providing a continuous visual barrier to the north and northeast of the settlement.

The immediate setting to the east, west and south of the two Baildon conservation areas is relatively **suburban** and is characterised mainly by post-war residential developments. The housing estates are occasionally interspaced by earlier buildings which are now isolated from the main body of the settlement. Some of these buildings, such as **Baildon Hall**, were historically important to the early development of the village and have subsequently been listed.

Running from north to south through the settlement is **Barnsley Beck**. The beck would have historically been an important factor in the location of dwellings and industry in the settlement and starts high up on the moor to the north of Baildon. It formerly ran down Moorgate and then Northgate before it was enclosed during the 19th century. The beck now surfaces to the south of Butler Lane and runs through the densely wooded clough to the east of Browgate. It once again returns underground as it skirts the rear boundary of the car park at Baildon Hall. Though once serving the townspeople with that most vital function: water for drinking, washing and industry, it is now very much an unseen feature of the two conservation areas.

To approach Baildon from the south, east and west necessitates a steep ascent and this naturally hinders long distance **views** into the conservation area resulting in a sense of anticipation as one turns corners and views become apparent. The approach to Baildon from the north invariably means crossing the open **moorland** before descending into the settlement.

This dramatic topography and setting has impacted greatly upon Baildon's historic development, its form and buildings and subsequently its character. Despite its location on the periphery of Bradford's urban area, Baildon's somewhat isolated location on the steep valley side has allowed it to retain some of its original character in the narrow folds and along the unsurfaced streets which characterise the two conservation areas.

4.1 Baildon Conservation Area

At its northern edge Baildon conservation area extends onto the lower reaches of **Rombalds Moor**. From the most elevated point at the northern end of Moorgate, there are good panoramic views south and eastwards across the surrounding landscape. To the northeast is Chevin, the steeply rising moorland which forms the lower reaches of Wharfedale.



Baildon moor is located to the north of Baildon and forms a green and natural setting to the conservation area.

The views northwards out of the conservation area extend across the open moorland. The roofs of scattered farmhouses are visible but other than this the only sign of modern intervention is the road that leads across the moor to Hawksworth and Menston.

From Moorgate there are interesting views back into the village and across the varied levels of the roofs and chimneys. From Moorgate the land slopes fairly gently downwards into Northgate and then finally Towngate. Towngate effectively sits in

a bowl as Northgate, Westgate, The Grove and Hallcliffe all slope into this central point. From elevated positions on all these roads there are good views across low-lying Towngate and over the immediate setting and conservation area. From Hallcliffe there are excellent views westwards across the interesting roofscape of the buildings along Westgate towards the elevated land on which the Methodist church is set. From most places in the conservation area the almost unbroken visual barrier of rising moorland dominates views to the north and west. This helps create a very distinctive sense of place, which helps view the settlement in context of the wider locality.

From Towngate the land on which the conservation area is set continues to slope steeply downwards towards the valley bottom and Browgate twists and turns around the rocky outcrops on which the buildings on the west side of the road are set.

The Moravian Chapel and manse enjoy an enviable position on one such outcrop of rock and from this point the views across Baildon and the Aire valley are truly panoramic. A similar view can be attained from the south side of the yard in which the church of St John the Evangelist is set. Long-distance views such as these are important as they help place the settlement in perspective with not just its immediate surroundings but within a district-wide and regional context.



The view south from the churchyard of St John the Evangelist is particularly panoramic.

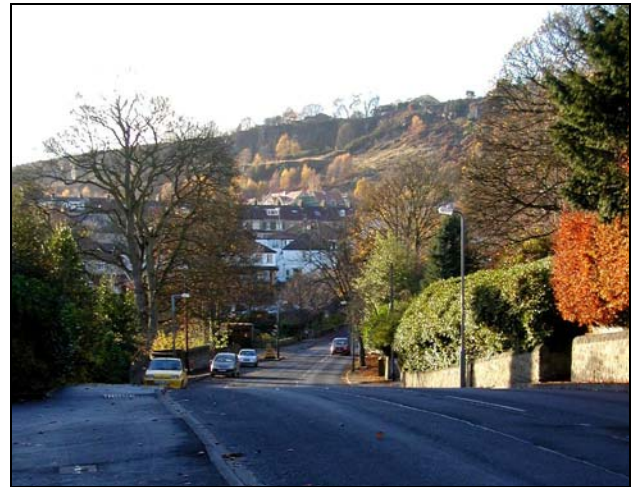
Forming the western edge of the conservation area is **Baildon Bank**, a steeply rising escarpment of sandstone which is a local landmark and visible for miles around. During the 19th century the sandstone on the bank was quarried for building materials but despite this it still has a very natural and unspoilt feel. A small part of the bank falls within the conservation area boundary and as an accessible area of open space it makes a very important contribution to its character and sense of

place.

In Victorian times the Bank was a popular place for afternoon strolls and a number of contemporary books have described it as being reminiscent of an Alpine ravine. This romantic image is perhaps not so easy to understand in the 21st century as houses now line the top and bottom of the bank. The bank is crossed by a number of metalled paths, some running along the contours of the bank and others zigzagging up the steep sides. The bank itself provides a mainly green setting, with clusters of young **trees** standing on the more level areas and outcrops of blackened rock surrounded by hardy grass and heather on the steep slopes. The bank provides a spur of green and open land within a relatively built up area and therefore makes a valuable contribution to the conservation area and its setting.

4.2 Baildon Station Road Conservation Area

Baildon Station Road conservation area is located to the south of the centre of Baildon and is separated from Baildon Conservation Area by a substantial area of mid-20th century residential development. The topography of the land around Station Road is generally gentler and less rugged than that of the conservation area to the north.



The view west along Station Road towards Baildon Bank is particularly attractive.



Brook Hill is located to the south of Station Road. Access is provided by this lane, which is lined with cottages and partly surfaced with stone setts.

Station Road is the principal route through the conservation area. As its western end the level of the road drops and rises, creating interesting views and vistas. At its eastern end the road levels out somewhat and views are restricted by the close building line and abundance of trees along its edge. To the south of Station Road, the valley sides continue to slope downwards towards the river and the railway line. Between gaps in the building line and from the elevated land at the top of Brook Hill there are some good long-distance views across the Aire valley. Views northwards are severely limited by the surrounding topography and buildings.



There are good long-distance views to the south and east from the top of Brook Hill. These are important to the sense of place and identity of the area.

The relative lack of long-distance views into and out of the conservation area makes the vistas

between buildings and across small open spaces all the more important. The unsurfaced lane that allows access to the cottages at the top of Brook Hill is particularly charismatic and the feel of the place at this point is quite secluded and rural.



Station Road at the western end of the conservation area. It is characterised, even in winter by the abundance of trees and greenery along its edges.

The immediate setting of the Station Road conservation area is mainly characterised by post-war housing estates. The mature trees standing in gardens around the periphery of the conservation area and in areas of open space at the western end of the conservation area help minimise the impact of its relatively suburban setting and also adds rural character which complements the stone of the vernacular buildings in the conservation area.

5. Traditional Building Materials

Summary of Traditional Building Materials

The traditional building materials used in the Baildon and Station Road conservation areas contribute greatly to their image, character and overall unity. These are:

- *Local stone used for buildings, boundary walls and other structures;*
- *Stone slate for roofs of the early vernacular buildings which were constructed before the middle of the 19th century;*
- *Blue slate, which was generally used on the roofs of buildings constructed post-1850;*
- *Timber for features such as windows, doors and some gutters and shop fronts;*
- *Sandstone and gritstone sets and flags for small surviving areas of paving, forecourts and gardens.*

Local **stone** dominates both conservation areas and is a fundamental part of Baildon's image. Stone has been used in the construction of most eras of building and for boundary walls and it is the unifying element which gives both of the conservation areas their coherent feel.



The group of stone buildings on the west side of Browgate contains both listed and unlisted buildings.

Different finishes relate to the period in which the buildings were constructed. 17th century structures tend to be built of roughly dressed **rubble** stonework which consists of roughly hued stone of varying size and depth. The 18th century and early 19th century buildings are usually built of hammer dressed stone and later 19th century and early 20th century buildings of **hammer dressed** stone in conjunction with smooth **ashlar** stone. Stone has also been used to create features on buildings, both functional and for decoration, such as the finials and hoodmoulds on Old Hall, Westgate and also kneelers and quoin stones which are commonly seen on many of the older vernacular buildings in both of the conservation areas.



Old Hall, Westgate has a number of interesting stone features, such as kneelers and finials to the gable ends and hoodmoulds above the windows.

The 1852 Ordnance Survey map shows a number of sandstone quarries in the vicinity of the settlement, including one at the bottom of Baildon Bank and it is very likely that the stone used to construct many of the buildings and walls in the settlement was locally quarried. Many of the older buildings appear to be built from **sandstone**, which has a distinctive yellow-brown hue and a tendency to darken to an almost black finish after prolonged exposure to polluted air. A smaller number of

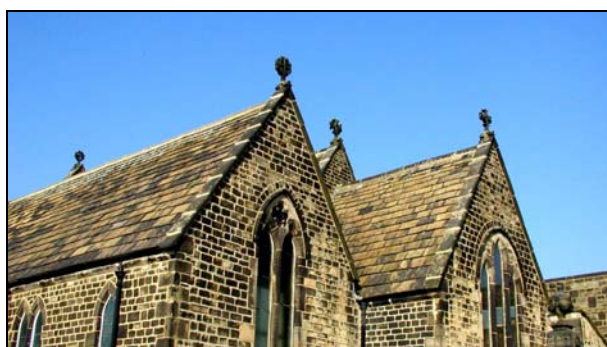
buildings are constructed from millstone grit, a harder stone that has a more grey-toned hue.

Stone cleaning of traditional buildings should generally be resisted as much of their character is derived from the aged hues of the stonework. In groups and terraces the impact of stone cleaning on individual buildings is particularly detrimental as this results in a patchwork effect that impacts upon the character and unity of the whole group.



Example of a heavy, cement-based mortar used to point stonework. This type of pointing damages the stone over time and looks unsightly.

The **pointing** of traditional stone buildings can have a dramatic impact on the appearance and character of the building. Traditionally stonework was pointed with a **lime mortar** which was lighter in colour than the stone itself and slightly recessed between the courses. Unfortunately overly bold or heavy cement pointing is visible on some of the older stone buildings and this has resulted in a detrimental and dominant appearance.



Traditional stone slates on the roof of the parish church.

Locally quarried **stone slate** was used as the roofing material of many on the buildings which were constructed prior to the middle of the 19th century. Stone slates give the roofline a characteristic colour and distinctive chunky profile that complements the colour and texture of the stonework. Examples of stone roofs in the conservation areas include those on the cottages around Brook Hill and Butler Lane and on Old Hall, Westgate. This type of roofing material is now becoming increasingly rare, as other materials have become available and earlier buildings lost

and should therefore be treasured.

From the middle of the 19th century the use of stone slate was superseded by **Welsh slate**. Improvements to the transport infrastructure, in particular the construction of the rail network, allowed Welsh slate to be transported across the country. It was a cheaper and lighter material than stone and subsequently was used on most buildings constructed post-1850. Welsh slate has a much smoother profile than stone and is usually dark grey in colour (though this varies according to region and quarry). Welsh slate can be seen on many buildings around Baildon, such as on Rushcroft Terrace and the houses on Angel Street. The sloping topography of Baildon and its conservation areas is such that the roofscape is an important feature and where possible original materials, whether stone or slate, should be retained.



Blue slate roof on the former nursing home, Rushcroft.

Stone setts and **York stone flags** would have originally surfaced many of the roads and pavements in the village. Very little evidence now remains of this as most of the highways have been resurfaced with tarmacadam or in the instance of minor access tracks, left traditionally unsurfaced. Surviving areas of natural stone surfacing are mainly limited to forecourts and private roads such as the area to the rear and side of some houses along Northgate and around Brook Hill. A



substantial area of stone setts exists at the entrance to East Parade from Northgate and several of the houses along this road have small stone flagged areas to the front of the property. The colour and texture of this surface complements that of the stone from which the buildings are constructed and helps to fuse its image.

It adds quality to the area and as a historical street surface is of interest in its own right.

Timber is the traditional material used for the doors, windows and gutters on the older properties and shop fronts of the buildings which date from the 18th, 19th and early 20th 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. Baildon has retained a good range of shops and commercial properties, many of which are located in older buildings. Some have retained the traditional style of timber shop front though unfortunately there are many that have been replaced with a less sympathetic modern style or have overly dominant corporate advertising in the windows.



The mullioned windows in 29 Station Road are a good example of the size and treatment of windows in an 18th century building.

Single pane sash windows at 27 & 29 Westgate – an unlisted 19th century building.



The pattern of the window and its **glazing style** is very much dependent on the age of the building. On the properties that date back to the 17th and 18th centuries windows tend to be small, narrow openings, usually in pairs or rows of three or four lights which are divided by chamfered stone mullions which are recessed into the wall. Windows consisting of nine or twelve lights are not uncommon on higher status buildings and an example of a ten light window can be seen at Baildon Hall (three of the lights have been blocked). Most of these windows would have been fixed though a minority were usually able to open from a side-hung frame.

From the early-mid 19th century until the early 20th century almost all buildings were constructed with timber sliding **sash windows**. The early windows tended to have up to ten panes of glass separated by glazing bars though by the 20th century larger panes of glass became more affordable and single or two pane sliding sash windows became

common. This type of window can be seen in many of the older buildings around Baildon and are a historic feature in their own right. The sliding mechanism of the traditional sash window is an important feature and the appearance cannot be fully replicated with a top opening style of window. The slenderness of the timber frames and glazing bars and the depth and shadow created by the overlapping top half adds to the visual interest and distinctiveness of the building. These would traditionally have been painted as opposed to stained.

Traditionally timber **doors** were constructed in one of two ways. The oldest or simplest buildings had doors constructed of simple vertical timber boards, held together by wooden pegs. This type of door is now very rare. From the middle of the 18th century through to the start of the 20th century the timber panelled door became the most commonly used type. These tended to be constructed with either four or six panels, though different localities sometimes adopted a particular arrangement or style.

Sadly many of the timber window frames and doors of the unlisted older buildings in the conservation area have mainly been replaced with less sympathetic modern versions, such as uPVC frames or dark stained hardwood frames. Untraditional materials and finishes generally look out of place on older buildings and are at odds with their simple character. Where possible it is better to repair rather than replace traditional features. If this is unavoidable, the use of sympathetic replacements is desirable.

The carved stone gateposts outside houses on Moorgate add character and interest to the streetscape.



Many of the older cottages and houses front directly onto the highway or define the limit of their property by a low stone wall in front of small stone flagged yards. The larger buildings tend to be set back in more spacious grounds or gardens and in

Baildon are usually surrounded by stone walls which are substantial in both height and construction. Stone gateposts are another interesting feature and range from simple stone slabs, such as those at the Providence Row entrance of 1b Low Fold through to the monumental posts of ashlar stone which stand at the entrance to Rushcroft Terrace and Batley House. Stone walls and gateposts are important features of the place as they complement the stone of the buildings and add a rural quality to the streetscape.

6. Architectural and Historic Qualities of the Buildings

Baildon Conservation Area:

- *Within Baildon Conservation Area there is a wide range of types of architecture, ranging from the older vernacular building form of the 17th, 18th and early 19th century through to the later 19th century Victorian and Edwardian developments.*
- *Vernacular architecture is indicative of a past way of life and acts as a tangible record of traditional building techniques and the built form of an area prior to the importation of architectural fashions. Good examples of vernacular buildings in Baildon are often listed and range from grand structures such as the Old Hall on Westgate to the Malt Shovel public house and cottages around Low Fold.*
- *There is a range of churches and chapels within Baildon conservation area, including the Parish Church of St Johns, the Moravian Chapel and the Methodist Church. The more stylised architecture of these Victorian structures provides an interesting contrast to the earlier vernacular structures.*
- *Residential development in the conservation area ranges from the smaller traditional 'folds' such as Low Fold, High Fold and Binnswell Fold to the more formal grid-like layout of the late 19th century terraced housing along Providence Row and around Hallcliffe.*
- *The redevelopment of Towngate in the mid-20th century dramatically altered the character of the settlement. Many of the older buildings were replaced with modern buildings which generally lack the strength of character and interest of the older buildings around them.*

Station Road Conservation Area:

- *Settlement developed around Station Road during the 17th and 18th centuries and a number of buildings dating back to the early 18th century still remain. These vernacular buildings range from the larger houses of wealthy Yeoman clothiers to the more humble single-cell workers' cottages.*
- *Several of these buildings, such as Baildon House, 27 & 27a Station Road and Brookhill Stores are listed on account of their historic and architectural interest. They are good examples of the local vernacular building form and display traditional features such as stone slate roofs, chamfered mullioned windows, quoins and kneelers.*
- *During the 19th century a number of dwellings were built around Brook Hill and along Station Road. Though these are mostly unlisted, many have retained interesting traditional features such as timber sash window frames. The row of houses along the south side of Station Road (nos. 5-17) make a particular contribution to the historical interest of the area.*
- *Following the construction of the railway line Low Baildon became popular with the wealthy middle classes who moved to the area to escape the relatively polluted air of Bradford. Nether Hall and 3 Station Road are both good examples of late 19th/early 20th century architecture and are included within the conservation area.*

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

Within the village of Baildon there are a number of listed (Grade II) buildings. These are scattered throughout the settlement and include a number of vernacular type buildings located in small clusters or folds, the larger houses of the Yeoman clothiers and some of the later ecclesiastical buildings. These buildings are generally the oldest buildings and those that are the best examples of their architectural type. Details of all the listed buildings are given in *Appendix 2* of this document.

In addition to these listed buildings there are a number of other structures which stand out, either as eye catching structures, particularly historically significant buildings or buildings that make a more than average contribution to the street scenes of the place. The interaction of all these buildings, as well as open spaces, natural elements and topography all combine to give the conservation area its unique character. In Baildon, the conservation area is focused around Towngate and the changes it has undergone are evident in the range of buildings which are located here, including agricultural, industrial, ecclesiastical and residential. The existing boundary excludes much of the later 20th century residential development around the periphery of the village centre though in order to make a logical boundary it has been necessary to include some later buildings that do not display the same strength of character as the majority in the conservation area boundaries.

6.1 BAILDON CONSERVATION AREA

Approaching Baildon and the conservation area from the north, access is only possible after crossing the open and wild landscape of the moor. Hawksworth Road drops down across the moor and becomes Moorgate as it approaches the buildings on the outskirts of the settlement.



1-9 Moorgate, 19th century stone cottages which were built to house miners and their families.

As one enters the conservation area proper the first properties are the late-19th century cottages on the eastern side of the road which were reputedly built for mineworkers. These cottages, **1-13 Moorgate** have been much altered over the years though they retain a certain rustic and weatherworn charm that creates a characterful entrance to the conservation area. Built of natural stone and with tall narrow windows, some of which are divided by stone mullions, they display typical features of properties of their time. The door cases stand beneath impressive stone cornices supported by decorative carved stone brackets. All the houses are set back a short distance from the road behind low stone walls and with sturdy stone gate posts topped with a pyramidal capping. A few of the cottages retain the original ironwork on top of the walls and where it is still in place, it adds much to the character of these cottages.

On the west side of Moorgate are a cluster of cottages known as High Fold. At the entrance to the Fold is **Moorgate House**, a substantial three-bay stone-built house which faces gable end onto the road. Moorgate House, so named because a gate extended across the road at this point, is originally thought to have been a barn. It was probably built around the end of the 18th century and rebuilt and extended during the 19th century. The house has a long stone slate roof and good corniced chimneys. The windows in the front

elevation are in the typical style of a 19th century house, though the original style of sliding sash window has been replaced with a more contemporary glazing pattern.



Traditional stone cottages at High Fold, one of the oldest groups of dwellings in the conservation area.

High Fold itself incorporates a cluster of 18th and early 19th century cottages and agricultural buildings, though these have been much altered over the years. **19 High Fold** appears to be the earliest of the buildings, reputedly built between 1800 and 1810 for the Brook family, who were wealthy clothiers in Baildon. The other cottages were built later for their employees. During the late 19th century **19 High Fold** was converted into an alehouse known as the 'Three Horse Shoes' (La Page, 1951).

This kind of 'fold' development is a common phenomenon in Baildon, with much of the early residential and industrial developments in the settlement being laid out in such a manner. This allowed the cottages to be located around a small courtyard or space which was enclosed and therefore animals could be kept safe. Though many of these folds and clusters of cottages have been redeveloped over the years, some still remain and add much character and historical interest to the conservation area.



The differing architectural styles of Beech Cottage and Moorgate House provide an interesting contrast.

To the south of the entrance to High Fold is an unusual property known as **Beech Cottage**. Probably built around the start of the 20th century (it is shown on the 1910 Ordnance Survey map), the property has been rendered and therefore it is difficult to determine what material it has been built from. La Page (1951) suggests it is a brick-built house and that it was built at a cost of £50 over a period of 14 days! It does display some relatively interesting architectural features, including unusual arched mullioned windows and a narrow cornice over the openings at ground floor level.



(**50 Northgate**) is dominated by a series of flat-faced mullioned windows. Above the doorway and ground floor windows is a projecting stone cornice. To the south side of the house is a gravelled track which leads round to the rear of the houses along the west side of Northgate.

Further south is Low Fold, another fold development of cottages of which most of the original houses have now been demolished. Of the original development only **14** and **16 Low Fold** and **1b Providence Row** remain. These buildings are listed for their architectural merit (Grade II) and are built in the typical vernacular building form of the late 18th century. **14 Low Fold** is a three-storey gable fronted building which faces east towards Northgate. Within the gable end are two four-pane sash windows and a doorway set within

monolithic jambs. The window at first floor level retains the older outline of a taking-in door indicating that these properties once had a semi-industrial use, with the upper floor being used for cloth manufacture and storage. No. 16 is set further back and at right-angles to 14 Low Fold, forming the rear section of a pair of back-to-back houses which includes **1b Providence Row**.



Low Fold is made up of three Grade II listed dwellings which are set well back from the main road.

The front elevation of 1b Providence Row is three bays in width with a central doorway with tie-stone jambs and stepped mullioned windows to either side at ground and first floor level. Built around the end of the 18th century, the houses are constructed from hammer-dressed stone and have a stone slate roof with corniced gable chimneystacks. The houses display a number of interesting local vernacular features including coped gable ends, shaped kneelers and large quoin stones.



1b Providence Row (Grade II listed) forms part of the group at Low Fold but faces onto a pretty garden on the north side of Providence Row.

On the west side of the road, at the corner of Northgate and Jenny Lane is **Moorfield House** (Grade II listed). Built around the early to mid 19th century, this attractive dwelling was originally a smaller house but was rebuilt and extended around the middle of the 19th century. The house itself is built from smooth ashlar stone with a stone slate roof, coped gables and end chimneystacks.

The frontage, which faces down a long garden to Jenny Lane has a centrally located doorway which is set between projecting pilasters. Between these is a decorative entablature with a dentil course beneath. To either side of the door and at first floor level are large windows with stone heads and sills in which are set 24-pane glazed sash windows. The house was tenanted by one of the owners of Baildon Mills during the 1860's though at that time the garden was much larger (La Page, 1951).



Moorfield House (Grade II listed) is a handsome early 19th century dwelling which was extended and rebuilt around 1850 and contributes much to the character of the conservation area.

On the west side of Northgate is **Baildon Moor Garage**, a modern flat-roofed building which is set on the south side of a large plot of land extending from Low Fold to Providence Row. The building itself is relatively unattractive and lacks the character of the more historic buildings that surround it. The garage forecourt and land to the side are used principally for the display of vans for sale.

Providence Row leads off Northgate to the west and is unsurfaced for the main part. On the north side of the lane is a row of cottages which probably date from the early 19th century. These cottages, which were most likely built for textile workers, are simple in character and architecture. Built as a row of seven under a continuous stone roof, each cottage is of two bays width. The doorways have tie-stone jambs and the windows stone heads and sills. Originally each house would have had timber sliding-sash window frames, though none of the traditional style of window remains. The cottages front straight onto the lane, with just a narrow strip of open land separating the houses from the roadside. Further up the lane, which narrows into a footpath is **Providence House** (unlisted). An

18th century farmhouse with cottages built to either side.



View west down Providence Row towards Northgate.

On the south side of the lane is the millpond, which is still in situ though is no longer required for its original purpose. To the south of the pond is the long range of **Baildon Mill**, formerly called *Providence Mill*. The mill, part of which is Grade II listed, was built in stages during the course of the 19th century. It is thought that the oldest section of the mill was built in 1824 by F.W. Holmes as a worsted mill and that it changed hands a number of times over the next fifty years.

Baildon Mill, Northgate was built in the early/mid 19th century and the central, four-storey portion is a Grade II listed building.



The listed section of the mill is located alongside **Northgate** and this part of the complex is probably amongst the oldest. Built from hammer-dressed stone to the upper floors and rock-faced at ground floor, the tallest section of the mill extends to four

storeys in height. At ground floor are two cart doors (one partially blocked). Centrally to the top three floors is a taking-in door with the lifting mechanism still in place above the top floor. To either side of the tall range are lower buildings, one gable-fronted and the other adjoining a longer range that extends back towards the main bulk of the site.

Located immediately to the front of the mill, between the buildings and the road are the public toilets and a curious building, a small wooden shed known as **Robinson's Sweet Shop**.

On the east side of Northgate the boundary of the conservation area extends west in order to exclude the 20th century buildings on the corner of Jenny Lane. To the south is a relatively old (unlisted) building, **25 Northgate** which has a rendered frontage and a low stone roof. Though the building has been much altered over the years it is possibly late 18th/early 19th century in origin and is now in use as a pet shop and a fast food takeaway. Located on the south elevation of the building is a modern stone structure which marks the historic location of **Bobbing Well**, one of the settlement's ancient water supplies. The stone inscription indicates that the stone well was placed there in 1933 by Baildon Urban District Council.



To the south of the well is the **Malt Shovel public house**, a building of considerable antiquity and historical interest. The building (Grade II listed) was most probably built in the late 17th or early 18th century and faces gable end on to Northgate. Built of hammer-dressed stone and with a long low stone slate roof this is one of the most prominent buildings within the conservation area.



The Malt Shovel public house (Grade II listed) is one of the oldest buildings in the Baildon conservation area and is thought to date back to the late 17th century.

The building has been much altered over the years but it still retains a number of interesting early features such as the small mullioned windows and doorway in the gable end.

The gable end has a number of interesting features and is dominated by the left hand portion, which projects forward of the right. Set into the return of the left hand extension is a doorway of Tudor origin with sunken spandrels above. The doorway has since been partially blocked to form a window. Above the doorway is a small oval-shaped opening with leaded lights. Built onto the right hand portion of the gable is an external stack with quoined angles which extends upwards to form an L-shaped chimneystack with five pots. Set into the gable end at attic level is a small two-light mullioned window recessed into the stonework.

The south elevation has been much altered during the 20th century by the addition of two flat-roofed bay windows at ground floor level. At first floor is a six-light mullioned window (now partially blocked to a four light) and a four-light window with two of its mullions removed. Within the north elevation are a number of openings, some 18th century in character and others that are later.



Set against the western gable end of the public house is a stone **mounting block**, a once common feature in pre-20th century Yorkshire but now a rare survival.

Continuing further southwards along the west side of Northgate is **19 Northgate**, a narrow gable-fronted building constructed from darkened sandstone bricks. The doorway, which is set between stone pilasters under a carved entablature, is accessed via a number of stone steps. To the right of the doorway is a prominent bay window with three single-pane sash windows. A stone stringcourse runs around the building frontage above the bay window. At first floor level are two windows which retain the original sash frames and beneath the gutter are stone brackets. As a building with considerable detailing, it seems likely that it was built around the end of the 19th century and may well have been intended as an office or commercial building of some description.



To the south of 19 Northgate is a short row of shops, **15 to 17 Northgate**. The building in which they are housed is a relatively modern structure built of coursed stone and with a blue slate roof. Though not of the same character and detail as some of the older buildings around Towngate, it has a relatively minimal visual impact within the streetscape.



24-26, 28 and 30 Northgate, also known as *The Straights* are a group of Grade II listed late 18th century cottages.

On the west side of Northgate, opposite the Bobbing Well, is a collection of buildings known as **The Straits**. Numbered **24/26**, **28** and **30 Northgate**, this eclectic collection of late 18th century buildings are all Grade II listed. Originally a pair of cottages, **24-26 Northgate** is set back slightly from the road and is three-bays in length. The building is rendered and painted to the front elevation but the gable end and rear elevations present the stonework in its natural state. Built of partly hammer-dressed and partly rubble stonework, the cottage has substantial quoined angles and a good stone slate roof. The front elevation has a later timber porch and the building is now in use as a gift and furniture shop. The adjoining wing of the original pair of cottages (nos. **28** and **30**) is built at right angles to the road and projects forwards of the building line. The gable front and south return are covered with a gritty cement-based render. The fenestration on the gable end has been completely altered from its original arrangement and it now has two large shop windows divided by a central recessed doorway. To the rear of no. 24-26 is a stone outshut and a two-storey range.

To the south of The Straits and set back slightly from the road behind a small hard-surfaced area of open space is a short parade of shops (**12 - 20 Northgate**) located in a late-20th century building. The building, which has an almost Z-shaped form, is constructed from artificial stone at first floor level and at ground floor level the shop fronts are mainly glazed. The roofing material appears to be concrete tiles and the overall impression is of a bland but inoffensive form of architecture that adds little to the interest of the streetscene.



12-20 Northgate, built in the late 20th century, houses a parade of shops and commercial units.

To the south of these shops is another short parade of modern commercial buildings named **Glendale House**. The building is of a similar form and architectural style to those opposite and to the north. Set in front of Glendale House, separated by a narrow bus lay-by is a small area of hard surfaced open space in which the old **stocks** and **cross base** stand (both Grade II listed).

To the west of Towngate are the **Butterfield Almshouses**, built in 1929 and offering accommodation to the elderly. Built of natural stone and with a long blue slate roof, the houses are laid out in a long terrace. To the centre of the row is a gable feature inscribed with the date and name of the houses. To either side of the central point are smaller gables, some with hipped roofs inset with small rounded windows with keystone detail. The roof is regularly interspaced with stone corniced chimneys. To the front of each cottage is a narrow strip of tended garden and a low stone wall with iron railings and gates.



The Butterfield Almshouses were built in 1929 and are an interesting group of dwellings located amidst later residential development.

Returning back to **Towngate**, the geographical and historic centre of Baildon, it is easy to see the impact of the massive redevelopment programme undertaken in the 1960s/70s. Historic photographs show Towngate as a small square with a central focal point created by the water fountain. After the demolition of many of the older buildings around Towngate, including a Jacobean hall the area is almost unrecognisable. The central focus of the 'village' is now a grassy roundabout.



This photograph of Towngate, c1890, prior to its redevelopment in the 20th century shows a very different scene to that of today.

On the east side of Towngate more of the pre-1960 buildings survived. To the north of the Angel public house is the old **Liberal Club**, a gable-fronted building constructed in 1912. The club is built from ashlar stone and has an attractive frontage with flat coping stones along the gable end and shaped kneelers with ball topped finials. The frontage of the building is dominated by its attractive fenestration. At first floor level the windows are divided by flat-faced mullions and have attractive stained glass set into the upper glazed sections. At ground floor is another three-light mullioned window and on the right hand side a wide doorway set beneath a substantial stone cornice supported on carved stone brackets.



The gable fronted Liberal Club and the side elevation of The Angel public house face onto Towngate.

The north-facing return of the wall of the Liberal club leads into a stone cobbled courtyard which provides access to East Parade. At the rear of the courtyard is a three-storey stone building which appears to be in use as a hairdresser at ground floor. The road dog legs around to the left and climbs upward to the start group of 19th century cottages known as **East Parade**. On the north side of the lane is a continuous row of terraced houses, simple in form and architecture. To the

south side the houses, which may be slightly later than those to the north, have been laid out in rows of between three and five at right angles to the lane. This grid-like format is an interesting contrast to the more organic and insular layout of the folds which characterise the older parts of Baildon.



The cottages on the north side of East Parade were probably built around the middle of the 19th century.

The cottages on the north side of the lane have been built from hammer-dressed stone and are generally two bays in length with a simple fenestration of two windows at first floor and a door and single window at ground floor. The windows have slightly projecting stone heads and sills and the roof, which is stone slate, steps upwards every second house to accommodate the lie of the land. Originally these houses would have had timber sliding sash windows and most probably a simple panelled or boarded door. Sadly most of the timber windows and doors have been replaced with uPVC frames in varying finishes. On the south side of the road the houses are similar in form and construction, having simple stone headed windows and doors and little garden space.

Located on the northeast side of Towngate is the **Angel public house**. Known to be one of the oldest of the public houses in Baildon, the Angel was in existence by 1779 and records exist to verify that a manor court was held there in that year. The public house encompasses two buildings which are situated to the north of the sloping car park. The most westerly of the two was

probably built in the 19th century and is two storeys in height. Built of coursed sandstone brick its south-facing elevation is three-bays in length and it has a centrally located doorway. At first floor level the windows have retained their timber framed sliding sashes. At either end of the stone slate roof is a substantial stone chimneystack.



The barn attached to the eastern end of the public house is a Grade II listed building and is thought to date back to the early/mid 17th century.

Attached to the eastern end of the **Angel** public house is a converted **barn** which dates back to the start or middle of the 17th century. Now in use as part of the public house the barn is a Grade II listed building and the conversion has successfully maintained much of its original character due to the sensitive minimal insertion of extra openings. The barn itself is constructed of roughly coursed rubble with quoined angles under a long stone slate roof. Central to the south elevation is a cart doorway with a flat lintel which has been raised at some point in the past. To the right of the cart entry is a mistal doorway which has composite jambs and a large quoined lintel. Two small square windows to the left of the cart entry have a minimal impact on its character.

To the south of the Angel public house and car park are two buildings at the corner of Northgate and Hallcliffe. The most northerly of the two adjoining buildings is currently occupied by the **Halifax estate agency** and is a modern stone-fronted building with a shop window at ground floor level and a slightly projecting first floor. Immediately adjacent to this building is the **Baildon Conservative Club**, a late 19th century stone building which is gable fronted onto Towngate. The frontage of the building, which has a chamfered corner to Hallcliffe, has a centrally located doorway accessed via a number of stone steps. The door and windows are set within

slightly projecting stone surrounds and a continuous sill band runs across the front of the building below both the ground floor and first floor windows. An attractive decorative ironwork balcony, set below the level of the first floor windows, dominates the frontage of the building. The balcony, along with the cast iron down-pipes and handrails to the front door are painted a bright blue colour. The roof is covered with stone slates and the building appears to be without a chimneystack.



The Conservation Club faces over Towngate and has an interesting frontage.

The building line continues along the north side of Hallcliffe, where the later 20th century stone buildings have been built upon and around the earlier Conservative Club.



Ian Clough Hall provides valuable community facilities for the residents of Baildon but is an unattractive building which detracts from the character of the conservation area.

On the south side is the large modern community hall which houses the Library and the Police Station. Known as **Ian Clough Hall** (after a Baildon climber killed whilst trekking in Nepal), the building is set behind a large concreted car park and is set on the brow of rising land. As such it is one of the most prominent buildings in the conservation area, though sadly not one of its most

attractive. Built in the typical style of the late 1960's, the Hall is partially brick built, partially rendered with tall narrow windows. Extending to a height of two storeys and elevated on narrow white columns to its west side, the flat roofed building is an ungainly addition to Towngate and one that has not aged well.

To the west of the hall is the **Parish Church of St John the Evangelist**. Built in 1848 and replacing a much older structure (see *Chapter 3*), the church is a Grade II listed building. The Bradford architects Mallinson and Healy designed the church in a simple Early English architectural style with a nave, a shallow chancel and a south aisle that partly links to the tower which was added in 1928. The western gable end has a pitched roof porch with a pointed arched doorway with colonettes and a hoodmould over the openings. Set within the main western gable end are two lancet windows above which is a cinquefoil (window in the shape of five arcs arranged in a circle) and a prominent bell cote and clock. The south aisle is set under a separate stone slate roof to the main body of the church and this in itself creates an interesting roofscape to the rear elevation. Both have coped gables and carved finials. Set within the return walls are more single light lancet windows. Stone buttresses provide additional support.



The south elevation of the church of St John the Evangelist. The church was built in 1847 and the tower added later in 1928.

The tower is built of slightly lighter coloured ashlar stone and has diagonal buttresses and a castellated parapet. Internally the church retains some of the features from the earlier chapel including the 14th century font and octagonal columns with moulded capitals.

The church is set in an attractive churchyard with a number of standing memorials set in the eastern

part of the yard. To the northeast of the church is the **church hall** and **Sunday school**. The school appears to have been built in the late 19th century, though it is of a simple architectural style and consequently it is difficult to judge its exact date of construction. Built of randomly coursed stone and with a hipped roof to the west elevation, the hall sits well alongside the church and is therefore a key unlisted building in the conservation area.



The houses on Perseverance Street are simple stone terraces and back-to-backs which were built around the end of the 19th century.

On the opposite side of Hallcliffe are a number of rows of simple stone terraced houses which were probably built around the end of the 19th century. These are known as **Perseverance Street**, **Angel Street** and **Wainman Street** and have a pleasing grid layout typical of many Victorian housing developments. Set to either side of an unsurfaced road, the houses are simple in construction. Built of sandstone bricks and with blue slate roofs, they are mostly two bays in length with simple stone heads and sills to the windows. The most decorative feature of these properties is the doorway, topped with a prominent stone cornice supported on carved brackets. Some of the stone corniced chimneystacks have been shortened but most retain their full height and clay pots. Originally most of the houses would have had timber panelled doors and sliding sash windows and whilst a few of the traditional style of door remains all the windows have been replaced with a more modern style. The wide range in style, materials and finishes of the windows in the terrace of houses detracts somewhat from the pleasing uniformity which defines the character of these properties.

Towards the northern end of **Angel Street** are a number of 20th century bungalow type houses which face gable end onto the road from behind short gardens. Though they are faced with stone the form of the building is modern and therefore not in keeping with the character of the

surrounding area. However, the houses are not particularly prominent in the streetscape and therefore the visual impact is minimal.

Standing at the southern end of Angel Street is **Hill House** a late 19th century Victorian villa which was probably once home to an influential family, perhaps that of a mill manager or similar. The house faces south across Hallcliffe and has a relatively ornately decorated frontage. To either side of the centrally located doorway are two tall picture windows divided by a flat-faced mullion. The doorway itself has carved pilaster detail with entablature and cornicing above. At first floor level are mullioned windows with carved arched heads and keystone detail. Beneath the hipped blue slate roof are prominent gutter brackets and on the eastern roof slope is a large stone chimneystack. The stone detailing on the house has been painted white, which makes it unduly prominent and detracts from the attractive masonry.



streetscape and creating a blank frontage.

To the east of Hill House is a currently unused open space and to the east of that **Batley House**. Set in once spacious gardens, the house is a substantial early/mid 19th century property surrounded by high stone walls and trees. As such very little can be seen of the house from the road and its impact on the streetscape is mainly made by the good stone boundary wall which forms a definitive line along the rear of the pavement and its substantial carved gate posts. The house itself is stone built with a prominent porch with a flat stone roof to the front. Set within the grounds is a smaller stone house which may have been the servant's lodgings in times past.

Returning to **Towngate** the southern side of Hallcliffe is dominated by the open expanse of tarmac which forms the public car park. Standing on a separate 'island' is the **fountain** known locally as the '*Potted Meat Stick*' due to the polished red granite column. The fountain was donated to the people of Baildon in 1862 and originally stood at the centre of Towngate. It was moved once in 1925 and again when the centre of Baildon was redeveloped. It was reinstated on Towngate in

1986 and though it no longer has a functional use, it is a distinctive landmark of Baildon.



The fountain on the south side of Towngate was donated to the people of Baildon by Baron and Mrs Amphlet in 1862.

Westgate leads off Towngate and is lined with interesting stone buildings. The road rises away from Towngate and the variety in height and age of the buildings which line the road result in an interesting and varied streetscape. Most of the buildings along Westgate date back to either the late 18th century or were constructed during the 19th century. On the north side of Westgate is **1 Westgate**, at the corner with Towngate. The building probably dates back to the mid-19th century and has a typical corniced and bracketed doorway seen elsewhere in the conservation area.



3 and 5 Westgate are set back from the building line a considerable distance and have a later single storey extension to the front of the building to create two shop units (one of which is the Post Office). Immediately to the west of this building is the former mill / warehouse which is now in use as a restaurant. As one of

the tallest buildings on Westgate, no. 7 is also one of the most prominent in the streetscape. The former mill is three storeys high, built from hammer-dressed stone with a three-bay symmetrical frontage. The taking-in door remains in situ at second floor level with the swivel hoist above. Under the eaves are stone brackets which continue around the east elevation of the property, forming a triangular pediment on the gable end. The building is roofed with stone slates and has coped gables.

Continuing west along the road are several stone buildings which vary from two storeys to three storeys in height. Most are in retail use and therefore the ground floor is mostly glazed to form a shop frontage. Some have been undertaken more sensitively than others. For example **23 Westgate**, a newsagent/off license has a very prominent shop front which extends upwards as far as the bottom of the first floor windows. The frontage obliterates the stone at ground floor level and the small shop window is mainly obscured by advertisements. On the opposite side of the road are a number of small shop units which have retained more traditional types of shop frontage. These include **8** and **10 Westgate**, the estate agents and whole food shop, where the traditional division of the shop window has been maintained and timber instead of plastic used for signage.

To the north and south of Westgate there are a number of '**folds**' accessed by narrow roads and snickets. These lead to small cottage developments which traditionally characterised much of Baildon prior to the end of the 19th century. Though many of these have been lost

due to redevelopment there are a some, such as **Binnswell Fold**, **West Fold** and **Ellison Fold** which still remain and these add much character to the conservation area.



West Street, the south of Westgate has an interesting mix of cottages and agricultural/semi-industrial buildings which date from the late 18th century. Old Hall stands on the right hand side of the photograph.

Binnswell Fold is located off the north side of Westgate and was initially built by the Binns family, who gave their name to the fold. Up until the 19th century Baildon residents took their water from either wells or springs and one of the village wells once stood in the fold, though it is now filled in. The houses within the fold mainly date back to the middle of 19th century. In 1806 land was bought at the northern end of the fold in order to build the **Methodist chapel**. The present chapel was not built until 1890 and it is a fine (though unlisted) building and well hidden when approached from the south.



Westgate is lined with a variety of interesting 18th and 19th century buildings. The differing levels of roofs and orientation of the frontages onto the highway contributes much to the character of this part of the conservation area and makes for an interesting streetscape.



The Methodist Church (unlisted) is set back from Westgate in Binnswell Fold. Its impressively ornate frontage is a contrast to the simple rear elevation which faces onto Newton Way.

The **Methodist chapel** is a substantial gable-fronted building which faces southwards into **Binnswell Fold**. Built in an imposing Gothic architectural style, the chapel has a projecting pedimented frontage which is 2½ storeys high. Central to the front of the chapel is the doorway, which is set into a slightly projecting and highly ornate door surround which rises up to a pointed arch. To either side of the doorway are two narrow windows and at first floor level a series of three arch-headed openings which are inset with two narrow windows with a circular opening above. Set into the apex of the gable is a circular glazed window set in a carved stone surround. To either side of the central doorway are two smaller wings with hipped blue slate roofs which are set back slightly and have a single tall stained-glass window in each. The front of the building is highly decorated with stone detailing around each of the openings and along the roofline. The rear elevation of the building, which faces onto Newton Way, is very plain by contrast, having just a single long arched window and a small stone flat-roofed porch.

To the east of the chapel building is a relatively modern addition which is stone built and linked to the chapel by a glazed single-storey extension, both of which appear to be well used as a community centre.

To the southwest of the chapel is a row of three early 19th century cottages. The northernmost cottage is a later addition and is set back slightly from the building line but the two older cottages were initially used as a **Sunday school** prior to

their conversion. The two cottages (**22 and 24 Binnswell Fold**) face east into the fold. The cottages are each three bays wide and have doorways recessed slightly back from solid stone surrounds. Above the left hand doorway is a smooth piece of ashlar stone inscribed with the following:

*"This building was erected by public subscription
for the purpose of a Sunday School under the
Wesleyan Methodist direction, who admit teachers
and scholars of all denominations*

AD MDCCCXV

*'Tis here that youth in certain paths may tread, that
lead to virtue and the fear of God' "*

It appears likely that the upper storey was used as a school and the lower storey as a dwelling, possibly by the schoolmaster and his family (La Page, 1951). The cottages are simply built in the local vernacular style and have stone flags to the front.



The former Sunday School, 22 & 24 Binnswell Fold was constructed in 1815 and has a dated inscription above the door.

On the south side of Westgate are a several more fold developments. **West Fold** is located towards the eastern end of Westgate and contains a number of small cottages as well as the Moravian Church and Institute. The **Moravian church** (Grade II listed) was built c. 1868 in a simple Gothic Revival style and is located in an enviable position on a plateau of land overlooking Browgate and the Aire Valley. The chapel is built from hammer-dressed stone with a steeply sloping blue slate roof with gabled air vents. The main entrance into the chapel is through the north gable, which has a centrally located arched doorway with a cusped inner lintel.



To either side of the doorway is a plate-tracery stained glass window with a shaped solid stone head. Above the doorway are a pair of plate tracery two-light windows that have trefoils above their heads. A prominent stone bell cote tops the coped gable end and the return walls have four bays of two-light cusped windows with trefoils.

Adjoining the southern end of the chapel is the **minister's house**. The house is three-bays in width with a centrally located doorway and a pleasing symmetrical frontage with stone-headed windows. The manse has a stone slate roof and coped gables with a shorted chimneystack at the southern end.



The Moravian Chapel and Institute occupy an enviable position on elevated land above Browgate. The church was built c.1868 in a Gothic Revival style and is a Grade II listed building.

Set at an oblique angle to the front of the chapel is the **Moravian Institute**, formerly used as a school and built in 1887. The Institute is a similar building in scale and form to the chapel and was obviously built to complement the older building. It too is gable fronted, with a centrally located doorway accessed up a number of steps. To either side of the doorway is a large window and at first floor level a row of three openings. The door and windows all have similarly segmental pointed-arched heads. At attic level is a small circular opening in flat faced stone surrounds and the return walls are simply fenestrated. The steeply sloping blue slate roof has coped gables. At the southeast corner of the Institute the wall is

chamfered at ground floor level, presumably to allow easier passage alongside the building.



Further west are two more folds, now known as **West Grove** and **West Street** but formerly called *Wilks Fold* and *Dressing Fold* respectively. These folds are both set back from the main road and consist of a number of vernacular-

type cottages clustered around the access track. At the head of **West Street** (no. 1) is a small stone single-bay cottage built by the Butler family and inscribed 'B AL 1760' above the doorway. The cottage is built from roughly coursed rubble stonework with large quoined angles and tie-stone jambs to the doorway. Though unlisted and simple

in character, it is a good example of the local vernacular building form and as such is a key unlisted building.

At the eastern end of Westgate is **Old Hall**, a Grade II listed building which was probably built in the early 17th century though a number of alterations were undertaken in the early 18th century. The house is a good example of a relatively high status 17th century dwelling house. It is thought to have been built for the Stead family, a wealthy and locally important family and

was originally known as *Stead Hall* (La Page, 1951). By the early 18th century the Butler family were in residence in the house and their alterations to the building are dated and initialled. The house itself is constructed from coursed dressed stone with a stone slate roof and a tall lateral corniced chimneystack on the northern corner and another on the rear range. The house is two storeys in height and has a three-gable frontage on the south side and a wing projecting to the right. All the windows are subdivided and some transomed by double-chamfered mullions. Some are further adorned by hoodmoulds that run across the top of the window, their purpose being to throw off rainwater.



Old Hall on Westgate (Grade II) is an interesting example of a 17th century house which was altered in the 18th and 20th centuries.

Set between the first and the second cells on the south elevation is a doorway with an architrave and keystone detail above which is initialled and dated 'JB 1717'. The cross wing was rebuilt in the 18th century but has 17th century style fenestration and an inserted sundial from the original wing in the apex of the coped gable that also displays kneelers, finials and a pair of lateral stacks. The rear has a doorway that has a deep lintel head initialled and dated 'JB 1715' and has composite jambs to either side. Immediately above the door is a cross-shaped window that probably indicates the position of the original staircase. The east elevation of the dwelling was rebuilt in 1908, as dated above the door case, but in a style which is in keeping with the original structure.

To the west of Old Hall the road splits and continues to the north and south. The northern split of the road leads into Bank Crest and then Springfield Road. At the point between the two is **Ellison Fold**, an early 19th century fold development to the rear of 24 and 26 Westgate which appears to have been rebuilt to create a small residential development.

Returning to Bank Crest the southern spur of Westgate continues around and past Old Hall towards Baildon Bank. **24 and 26 Westgate** are located at the head of Westgate and consequently are prominent on approach along the road. This tall and imposing three-storey property was probably built at the end of the 18th/start of the 19th century, though it has a number of later alterations.

Built from irregularly coursed sandstone it has quoined angles, gable-end chimneystacks and mullioned windows set in flat-faced stone surrounds. The left hand side of the front elevation is set back slightly and the roof is a scarcely visible feature that is set high above ground level.

On the opposite side of **Bank Walk** is a row of 19th century two-storey cottages and barn. **23 Delph Hill** forms the corner plot and is set back behind the building line but all share a long low stone slate roof. The central

property is a former barn, now converted to a dwelling which has retained its segmental-arched cart entry (with a recessed door and window behind) with a keystone dated 1860.



Bank House (Grade II listed) is probably the oldest building in the conservation area – it is thought to have originally been a farmhouse built in the 15th century which was later encased in stone around the 17th century.

Bank House or Bank Walk House is a Grade II listed building located on the opposite side of the road and set back behind a long narrow garden. Probably originally a farmhouse, the structure dates back to the 15th century when it originated as a timber framed house which was enclosed in rubble stonework in the early 17th century. The two-storey front elevation has a doorway to the left hand side with tie-stone jambs set under a large weathered lintel. Stone mullions divide the windows, some of which are later insertions. The rear elevation is single storey in height but has a two-storey gabled porch with a flat-faced mullioned window to the attic. The long stone slate roof can be appreciated best from the rear elevation where

it extends almost down to the ground. The corniced chimneystacks further compound the building's agricultural character.



The rear elevation of Bank House has a fine roofscape of stone slates and a gabled porch.

Further south along Bank Walk are **10 and 12 Bank Walk**, two modern semi-detached houses which have attempted to recreate the traditional architectural style of the surrounding properties through the use of stone, mullions and arched entries.



Hillside Terrace consists of a row of late 19th century cottages that face south across the Aire valley.

To the south of Bank Walk is **Wrose View** and further down the hillside is the aptly named **Hillside Terrace**. Both are terraces of late 19th century dwellings which face southwards from their location on the edge of Baildon Bank, overlooking the Aire valley. Architecturally, they are typical of late Victorian housing developments though they have lost most of their original features, such as the timber sliding sash windows and panelled doors.

From this point onwards, **Baildon Bank** drops away steeply to the south and the landscape is open, green and rugged. At the foot of Baildon Bank is **Lane End**, a group of 18th and 19th century houses which once formed a small hamlet separate from the village of Baildon. No. **15** is reputedly the oldest of the group, dating back to

the late 18th century (La Page, 1951). They form an attractive group of vernacular dwellings, elevated above the level of Green Road and are subsequently make an important contribution to the streetscape. The stone walls and roofs of the houses sit well against the green backdrop of the Bank and the group as a whole are considered to be key unlisted buildings in the conservation area.



The cottages on the north side of Green Road once formed the tiny hamlet of Lane End, which was quite separate to Baildon prior to the mid-19th century.

On the south side of Green Road are the rear elevations of **Rushcroft Terrace**, set down below the level of the road. Rushcroft Terrace was built around 1869 and was intended for relatively wealthy families as they are much larger and more ornately decorated than the average worker's terraced house. The front elevation of the terrace faces to the southeast and is accessed through stone gate posts either end of the grounds. The front elevations of the houses are elevated high up above the level of Browgate and the lane to the south.

Built from regularly coursed stone and with blue slate roofs, the houses have a handsome appearance and symmetry. The end properties are gable fronted and those in between have bay windows and an arch-headed doorway with keystone detail to ground floor. Under the first floor windows is a continuous sill band that runs across the entire length of the terrace. Above this are a series of stone headed windows and a dentil course. The gable-fronted properties have attractive arch-headed windows at first floor level. Many of the windows have retained their original sliding sash frames and this helps add to the uniformity of the group. The series of tall stone chimneys on the front and rear roof slopes further enhances the scene.



Rushcroft Terrace is a row of interesting Victorian houses that are unlisted but have retained many original features such as timber sliding sash window frames and panelled doors.

These houses, along with the former Nursing Home alongside are key unlisted buildings in the conservation area.

Adjacent to the northern end of the terrace is **Thorncrest**, which was until recently a nursing home. This large Victorian building was probably built around the same time as Rushcroft Terrace as it displays several similar architectural features. Also built from darkened stone and with a blue slate roof, Thorncrest is a substantial building with two projecting gable-fronted wings at either end. A flat-roofed stone porch dominates the front elevation and the building is relatively ornately fenestrated. Several of the windows have carved stone heads or have segmental decorative arches above. The retention of many of the building's original features demonstrates how the survival of original windows and doors can enhance a building. As a group, Rushcroft Terrace and Thorncrest are key unlisted buildings in the conservation area.



continuous bay window and porch with red tile roof extending across the entire ground floor. At first floor level are three windows with single-pane sliding sash frames and in

the eastern gable end is an unusual 18-pane sliding sash stair window with an arched head. Unusually for the relatively late date of the house, it has a stone slate roof and at either end a gable chimneystack. The gardens to the house are surrounded by a good stone wall topped with pyramidal copingstones. The Vicarage is also a key unlisted building in the conservation area.



Thorncrest is an impressive Victorian building which was, until recently in use as a nursing home. It is currently empty and requires a new use in order to secure the safety of its future.

To the north of Thorncrest is the **Vicarage**, a late 19th century dwelling which faces south across Browgate. This stone built house, which is set in attractive gardens, has a three-bay frontage with a

To the north of the Vicarage is the **Bay Horse public house**, a building of 18th century origin though it has been much altered over the course of the years. The building is stone built, though the first floor is painted white and a projecting continuous bay window has been added at some time during the 20th century, obscuring much of its stonework. The north elevation retains a number of interesting older windows above the later extension. The roof has been replaced with blue slates though the copingstones to the western gable have been retained, as have the gable-end chimneystacks.

To the west of the public house is **1 - 7 Green Road**, a short terrace of 19th century stone cottages which add traditional character to the streetscene.



The setting of the 18th century Bay Horse Inn and the cottages alongside it is particularly green and attractive.

77 Browgate, currently in use as a veterinary surgery, probably dates back to the late 18th century. Historic photographs of Browgate taken around 1900 show it as one of a group of similar three-storey buildings though sadly this is the only survivor of the redevelopment and widening of the road. The building stands at an oblique angle to the road with 73 Browgate adjoining its western elevation. The ground floor of 77 Browgate has been altered to form a part glazed, part timber frontage painted a vivid green colour. Above ground floor level, the windows at first and second floor level are typically characteristic of a late 18th century building. A series of two and three-light windows are set into stone surrounds and divided by flat-faced mullions. The building appears to have been built in different stages. The central portion of the building has quoined angles indicating the two end sections were added later. The stone slate roof steps upwards at the western end to take account of the rising land.



73 and 77 Browgate are probably 18th century in origin, though the alteration at ground floor level to create a veterinary surgery has had an adverse impact on the character of 77 Browgate.

Bankside House stands slightly higher up the hillside to the rear of 73 and 77 Browgate. Also three storeys in height but probably dating to the late 19th century, it is likely that this was once a warehouse or such like. The symmetrical frontage

faces southwards across the valley bottom and it has an even arrangement of two large windows and a smaller opening on each floor that have retained their traditional glazing pattern of two-pane and single pane windows. On the east gable end of the building is the faded remains of a painted advertisement for a local decorating firm. The roof is not visible from Browgate due to the relative height of the land on which Bankside House is built, however it would appear to be blue slate. To each gable end is a tall, corniced stone chimneystack which retains its clay pots.

As Browgate continues up the steeply sloping valley side there are a number of small tracks and paths leading up off the road to small terraces of 19th century houses such as **Hillside**, **Padgum** and **Mount Pleasant**. Butler Lane leads away from Browgate to the right, dropping down into a wooded dell behind **28 Browgate**, a small stone vernacular cottage with a stone slate roof.



The works half way up Browgate are dated 1865 and built in an attractive Italianate style.

Standing between Browgate and Butler Lane is a large stone building dated 1865 and most probably used as a works or warehouse during the late 19th century. Built in an attractive Italianate style from light-faced sandstone brick, the building makes an interesting contribution to the streetscape. The works has a large pedimented gable front, facing south down the hillside. The principal access into the building is through the central doorway in the south elevation that is set within substantial pilasters and with entablature and cornicing above. The building is evenly fenestrated with a series of windows with shallow arched heads to the south elevation and return walls in which the original pattern of the four-pane glazing has been retained. Other features of the building include raised quoin stones and a prominent cornice beneath the eaves that continues across the south elevation to form a triangular pediment with a coped gable and a

round light in the apex. The building appears to be in residential use as the east elevation has balconies to the windows.

storey outshut which may have originally contained the staircase.



7-13 Browgate are an interesting group of buildings of which three (nos. 9, 11 & 13) are listed. It is said that John Wesley preached from the arched window in the front elevation of 9 Browgate on his last visit to Baildon in 1786.

Continuing along Browgate on the east side of the road is the dark wooded area through which the beck partly runs and then the car park. On the west side are a number of small vernacular cottages. One group of buildings, located below the Moravian chapel and Institute are particularly interesting. These properties, which are numbered **7-13 Browgate** include three Grade II listed buildings. The group forms an almost U-shaped block, with no. 11 set back from the group and 7 and 13 Browgate facing onto the roadside. **13 Browgate**, the southernmost property, was probably built in the early 19th century and has a large square shop window to the left of the doorway. All the windows have plain stone surrounds. **11 Browgate**, to the rear of the group is a three-bay property dated 1755. The doorway to the right has a segmental-arched head and is initialled 'JB'. At first floor the building has retained its traditional-style of 8-pane sash windows. **9 Browgate** breaks forward and is gable-fronted to the road with a stone slate roof and prominent carved kneelers and quoins. To the ground floor is a shop front (the property is currently in use as a restaurant) and above is a tall semi-circular window with voussoirs. It was from this window that John Wesley is reputed to have preached in 1786 to the people of Baildon (La Page, 1951). Attached to the left of the property is a narrow 1½

To the north of the group is **5 Browgate**, currently a pharmacy. The building was probably built in the mid/late 19th century and still has its traditional style of timber and glazed shop front. The shop front, which is painted a vivid blue colour, continues across the entire ground floor of the building. At first floor are two timber bay windows with ornate decoration that project forward from the face of the building. Set into the

blue slate roof are two interesting stone-fronted dormer windows and to either side a tall gable-end chimneystack. This building, with its traditional style of shop front contrasts dramatically with the frontage of **3 Browgate**, where the entire ground floor has been faced with painted breezeblocks. The original fenestration has been entirely removed and the blank frontage this creates has a negative impact on the streetscape. At first floor level the original sliding sash and mullioned windows are still in place.



The Pharmacy has retained its original 19th century shop front which suits the proportions and age of the building. The breezeblock frontage on the hairdressers to the right has a negative impact on the character of the streetscape.

Towards the northern end of Butler Lane is **Butler House, Cottage and Farmhouse**, a group of Grade II listed buildings that add much to the

character of this part of the conservation area. **Butler Cottage** and **Farmhouse** are older than Butler House and were constructed in the mid-17th century by the Butler family, who were wealthy clothiers. The cottage and farmhouse were formerly one single dwelling and have a panoramic aspect southwards over the Aire valley. The house is built of hammer-dressed stone and has raised quoin stones and kneelers and a coped gable to the eastern elevation. The long stone slate roof is best appreciated from the footpath to the rear (north) of the building and the fine corniced chimneystacks further add to the quality of the roofscape.



The south elevation is particularly interesting, having a number of recessed windows with double chamfered mullions that are of 17th century character. There are other later alterations, such as the conversion of the

five-light window to create a door and the addition of tall picture windows on the left hand side of the building. At ground floor the original windows and doors have carved stone hoodmoulds above the windows, designed to throw off rainwater. In the gable end of the property is a partly blocked taking-in door at first floor level, its tie-stone jambs still visible and there are low level windows and a door in the rear elevation (earlier openings are blocked but outlines still visible).



The handsome front elevation of Butler House faces south over the garden. The house was probably built around the late 18th/early 19th century.

Butler House was built in the late 18th or early 19th century and shows a progression of the family's

fortunes as their houses became increasingly grand (the Butlers were reputed to have lived in the Old Hall on Westgate for a short time during the 18th century). The house, which is two storeys in height, is constructed in hammer-dressed stone with a stone slate roof. The symmetrical three-bay frontage is south facing and is dominated by a central doorway with pilasters, entablature and open pediment detail. Within this is a six-panelled door with an arched fanlight above. To either side of the door is a two-light window set within flat-faced surrounds and mullions though the sills have been lowered to create a larger window. At first floor level is a series of two-light windows divided by a central single-light opening. All would have formerly had sash windows, though these have since been replaced with a more contemporary design. Underneath the first floor windows is a continuous sill band and the angles of the building are highlighted by raised quoins. To the left of the front door is a date plaque reading 'TB 1726', though this is thought to have come from an earlier cottage. To the rear is a small outbuilding with a stone slab roof.

6.2 STATION ROAD CONSERVATION AREA

The approach to Baildon Station Road Conservation Area from the east or west is via Station Road itself, which runs from along the contours of the valley side. The conservation area is bounded on all sides by 20th century residential developments which vary in age and type from the early-20th century Arts and Crafts dwellings through to the standard type of detached and semi-detached dwelling which was built around the middle of the 20th century and laid out in estates of cul-de-sacs and drives. It is therefore quite obvious when one enters the conservation area boundary as the presence of the older stone houses to either side of Station Road are of a much different character to the later developments around them.



3 Station Road is a large dwelling, probably built around the start of the 20th century and surrounded by good trees.

On approach to the conservation area from the west the first property encountered is **3 Station Road**, a tall gable-fronted house which was built in a Vernacular Revival style which was popular around the start of the 20th century. The house, which is stone built with a stone-slate roof, is three-storeys in height to the west and south elevations but two-storeys to the north due to the southward slope of the land. Set back behind a good stone wall and carved stone gateposts, the house is an eclectic mix of architectural styles, incorporating traditional features such as kneelers, corniced chimneystacks and flat-faced mullions to the windows along with more contemporary features, such as the tall picture windows and multi-gabled



roof. The roofscape is one of the most prominent features of the house, incorporating a number of pitched-roof gables extending forward of the tall hipped roof. The series of four tall chimneystacks adds further visual interest to the house.

At this point the conservation area boundary extends along the south side of Station Road. The first property to be included within the conservation area boundary on the north side of Station Road is **Nether Hall**, a large house which appears to have been built around the late 19th / early 20th century. The house has been constructed in a distinctive Arts and Crafts style, which was developed at the end of the 19th century and was a riposte to the industrial mass production of the Victorian era. Instead, the Arts and Crafts architectural movement promoted innovative types of building style and the use of natural materials. Nether Hall displays several typical features of this type of architecture, such as the red, clay-tile roof which overhangs the gable end of the house, the tall stone chimneystack, transomed windows and the use of timber and paint detail to the gable and beneath the eaves. This is the only building of its type to be included within the conservation area and as it is a good example of the Arts and Crafts style. **Nether Hall** is therefore a key unlisted building within the conservation area.



Nether Hall has been built in an interesting Arts and Crafts style and is a typical example of houses built after the construction of the railway.

On the south side of Station Road is a row of early 19th century houses that have mainly been built to face southwards over the sloping valley side. The north elevations of the houses back onto the Station Road, creating an interesting streetscape and contributing much to the character of the conservation area. 5, 7 and 9 Station Road form the first small group and are set back from the road behind a screen of shrubs. At this point Station Road slopes quite steeply upwards to the east and the cottages respond with an interesting stepped stone-slate roofscape. **5 and 7 Station Road** would have originally been three single-bay cottages, though they have since been converted to form two dwellings. Built in the local vernacular style, the cottages are constructed simply from local sandstone with a dentil cornice beneath the eaves and an 8-pane sash window at both ground and first floor level.



The rear elevations of 5-9 Station Road have maintained a pleasing symmetry. The retention of the original style of multi-pane sliding sash window contributes much to the character of the row.

9 Station Road is a larger house which is three bays in width and has two substantial gable-end stacks topped with several clay pots and tabled gables. The principal elevation of 9 Station Road faces south down the sloping garden of the property. It has a handsome frontage which is dominated by the centrally located doorway which is set between prominent stone jambs and has a projecting cornice above supported on carved stone brackets. To either side of the doorway is a large window at ground floor level that has an arched stone lintel at its head. Above these is a sill band at first floor level that extends along the frontage of the building and a row of three windows, one of which retains an original two-pane sash frame. The rear (north elevation) has a pleasing symmetry created by a ground floor and first floor sash window to both end bays and a central stair window which has an arched head and a multi-pane sash. Centrally to the rear elevation are two blocked doorways (one partially converted to a sash window). The retention of the

original type of window in this series of unlisted houses adds much to the character and historic interest of the properties. In many areas it is becoming increasingly rare to see the original windows retained in unlisted properties and it is to the credit of the owners that these features have been so well maintained.



The south facing elevation of 9 Station Road has a number of interesting architectural features such as gutter brackets, stringcourse and corning above the door.

Adjacent to the eastern gable end of 9 Station Road is a small stone **outbuilding** with a central chimneystack and a lean-to outshut against its north elevation. The original section of the building appears to have been built prior to the middle of the 19th century as it appears on the first O.S. map of 1848. The outbuilding is constructed from rubble-stonework with a stone slate roof and it is likely that it would have originally had an agricultural or semi-industrial use, possibly for cloth manufacture or storage.



11 & 13 Station Road are 19th century in character and detail.

11 and 13 Station Road are set back from the road behind a tall stone wall. Built of sandstone brick and roofed with blue slate, these dwellings appear to have been built at a later date than those around them and probably date to the middle/end of the 19th century. The building is relatively simply

fenestrated with a series of windows set into the rear elevation, including two tall stair-windows, with stone heads and sills. Within the windows are single-pane timber sashes that complement the age and architectural style of the building. Three substantially built stone chimneystacks are located at even intervals along the ridge of the roof, all topped with a set of six clay pots.

To the east is **15 Station Road**, a two-storey stone-built house which opens straight out onto the rear of the pavement. Set centrally within the three-bay north elevation is the doorway, which is recessed slightly between monolithic jambs. The timber door is a typical, traditional panelled door, above which is a transomed light. To either side of the door is a tall picture window, the one to the right with a six-pane sliding sash frame. At first floor level are three similarly sized windows and a smaller sash window which was probably a later addition. Around the underside of the eaves is a series of stone-carved gutter brackets. The stone slate roof is a scarcely visible feature from the road, due to the height of the north elevation, however the tabled coping to the gable ends and two corniced chimneystacks are interesting characteristics.



15 & 17 Station Road are interesting vernacular dwellings which are set immediately onto the rear of the pavement.

17 Station Road sits immediately to the east of no. 15. It is a much smaller building, the roofline being half a storey lower than that of its neighbour and was probably built around the start of the 19th century. Stone built and with a good stone slate roof, the house is interestingly fenestrated, some windows being more recent insertions than others. The north elevation has a central doorway and to either side is a two-light mullioned window with stone heads and sills. To the left is a taller, single-light window of late-19th century character. At first floor level are three small windows and a later two-

light mullioned window with a slightly projecting stone head and sill. Widely spaced stone gutter brackets are set beneath the eaves and at the very western end of the roof is a stone chimneystack with a tall clay pot.

As a group, **5 to 17 Station Road** are considered to be of great importance to the Station Road conservation area. Though unlisted, these dwellings have retained a high degree of traditional features, such as timber doors and windows that are frequently lost from unlisted buildings due to replacement and alteration. As a group they are key unlisted buildings within the conservation area.



The series of good 16-pane sash windows in the rear elevations of 5-9 Station Road adds historic interest to the buildings and the conservation area on a wider scale.

To the east of 17 Station Road is a semi-detached bungalow which is set back from the road behind a low stone wall. The **bungalow** is stone built with a prominent concrete-tile roof and projecting hipped roof wings to either end. The style of architecture and use of contemporary roofing materials render the building at odds with the character of the surrounding buildings and the conservation area on a wider scale.



27 and 27a Station Road (Grade II listed) display a number of interesting vernacular features.

To the east of **19** and **21 Station Road** are **27** and **27a Station Road**, a Grade II listed building that was formerly a single dwelling but is now in two occupations. Built of hammer-dressed stone under a single long stone slate roof, this house is probably one of the oldest in the conservation area. It is likely that the house dates back to the late 17th/early 18th century, though there is a date stone above a blocked doorway inscribed with the date '1593', though this was probably taken from an earlier building.



It is likely that 27 Station Road was built around the end of the 17th/early 18th century.

The house faces south across its gardens; **27 Station Road** forms the easternmost portion of the building and no. 27a the west. Central to the frontage of no. 27 is a doorway over which is a wood and glass porch with a pitched roof. To either side of the door are mid-20th century tripartite mullioned windows and at first floor level a three-light mullioned window with a two-light window to either side. No. **27a** has a small mid-20th century extension built onto the south elevation, above which is a four-light mullioned window. To the left is a later bay which is dominated by a through segmental-arched cart entry which is surfaced with flagged stone slates between the openings. The rear (north) elevation is dominated by a kitchen extension that projects at right angles to the line of the house and has a tall chimneystack to its northern gable end.

The long stone-slate roof has tabled coping and kneelers to each gable end and is dominated by a series of five stone chimneystacks of varying heights. The eastern gable-end of the house faces onto the two listed cottages at the head of Brook Hill and set within the rubble-stonework wall is a blocked six-light mullioned window and two smaller windows of 18th century character. This house is a good example of the local vernacular building form and displays a number of historic features such as

chamfered mullions to the original windows, stone kneelers and large, roughly hewn quoin stones.



40 Station Road (Crowtrees) is a Grade II listed farmhouse which dates to the mid-18th century.

On the opposite side of Station Road is another Grade II listed farmhouse, **40 Station Road (Crowtrees)** that was built around the middle of the 18th century. Built to a three-bay plan from hammer-dressed stone, the frontage faces south across Station Road and is dominated by a series of mullioned windows set in flat-faced surrounds. The original section of the building appears to be the bay to the western end as this has large quoined angles and stone is roughly hewn. Set within the frontage of the house are two doorways with tie-stone jambs (one altered to form a window) and a later inserted doorway with monolithic jambs. The rear elevation has been substantially altered by way of a number of 19th and 20th century single and two-storey extensions and as such the original wall of the house is difficult to discern. The house is set back from the roadside behind wall built from rubble stonework and topped with a hedge. Consequently little can be seen of the building, other than its long stone-slate roof, chimneystack and the upper row of mullioned windows.



2 & 4 Brook Hill (Grade II) are good examples of simple vernacular cottages and probably date back to the early 19th century.

On the south side of Station Road a narrow and partly unsurfaced track known as Brook Hill leads off at right angles to the south. Forming the eastern entrance to Brook Hill are two stone-built cottages, **2 and 4 Brook Hill**. These cottages back onto the rear elevation of 29 Station Road and face westwards across the stone setted entrance towards the gable end of 27 Station Road.

The cottages are Grade II listed structures, mainly by virtue of their relationship to 29 Station Road, an older structure onto which they are built. The cottages date from the early 19th century and are simple in character and architectural style, indicating that they were probably constructed for textile or agricultural workers. Built of hammer-dressed stone and with a stone slate roof, each cottage is simply fenestrated with a two-light mullioned window at ground floor and two square windows at first floor which are set in simple stone surrounds. The doorways are set towards the gable end of the cottages and have tie-stone jambs and a stone lintel. Both share a central ridge chimneystack.



Brookhill Stores (Grade II) is located in an interesting vernacular dwelling which is dated 1718 on its south elevation.

To the east of 2 and 4 Brook Hill is **29 Station Road**, better known as *Brookhill Stores*. This building, which appears to be of early 18th century origin, is constructed from dressed stone with a long, low stone-slate roof which is a dominant feature of its northern elevation. The house, now a shop, has a south-facing frontage with a three-bay façade. Central to the frontage is the doorway which has a lintel with false keystone and a small (modern) projecting canopy. Above the doorway is a datestone that reads 'B TA 1718' and an oval window with a raised surround and keystone detail. To either side of the doorway, at ground and first floor, is a four-light window (both now missing two mullions) with double-chamfered mullions. To the rear elevation is the shop entrance and two large shop windows with projecting bow windows. To

the right are two sets of four-light chamfered mullioned windows. The stone slate roof has tabled coping and kneelers to the gables and a central corniced chimneystack to the ridge.



29 Station Road. The replacement of the missing mullions to the windows in the rear elevation would enhance the character of the building.

To the south of 29 Station Road is a terrace of five stone **cottages** which are set back from **Brook Hill** by small gardens that diminish in size towards the southern end of the row. The cottages have been built in a traditional and simple vernacular style in an almost higgledy-piggledy form that gives the row character and a definite sense of place. The cottages vary slightly in height and orientation and this indicates that they may well have been built in phases. The row is built of hammer-dressed stone and the windows, some of which are mullioned, are set in simple stone surrounds. All the cottages have a stone slate roof which further adds to their traditional character. Most of the houses have been considerably altered over the years and some are missing details such as full-height chimneys, mullions to windows and have additions such as porches and dormer windows to rear roof slopes.



The cottages on the east side of Brook Hill have an unplanned and somewhat organic form which adds character to the group.

At the southern end of the row of cottages is a block of back-to-back properties which includes **8-18 Brook Hill**. The pedimented gable-end of the building faces south over the open green and forms the frontage of 12 and 14 Brook Hill. Built of

dressed stone and with tabled coping to the stone slate roof, this building was most probably constructed around the early/mid 19th century.



Rose Cottage is an attractive 19th century dwelling which has retained many traditional features, such as sliding sash windows that contribute much to its interest and character.

On the western side of Brook Hill are **25 Brook Hill** (Rose Cottage) and **Brook Cottage**. **Rose Cottage** is a handsome house with a three bay frontage which is set back from the lane behind a low stone wall. The door is set between tie-stone jambs and all the windows in the front elevation have good two-pane sash windows that add much to the buildings character and interest. Under the eaves of the stone slate roof is a row of dentil brackets and to each gable end is a corniced chimneystack. **Brook Cottage** stands just to the south of Rose Cottage on the very edge of the lane. It is constructed of rubble stonework and has a steeply sloping stone slate roof. The property has undergone a number of alterations over the years and is therefore hard to date but may well be a late 18th century farmhouse.

As a group with the cottages on the opposite side of Brook Hill, these buildings form an important element of the character of the Station Road conservation area. The organic layout of the cottages around the partly flagged track and the enclosed and slightly secluded nature of their situation to one another adds interest and charm to this part of the conservation area and as such, the buildings are all key unlisted buildings.



22, 24 & 26 Brook Hill (Grade II) have been much altered over the years but have retained some of their agricultural character.

To the southeast of this group is a terrace of three houses, **22, 24 and 26 Brook Hill** which were formerly four small cottages. They are set away from the main group slightly and face southwards across the sloping green. Built around the middle/end of the 18th century, these cottages are Grade II listed buildings in recognition of their value as examples of local vernacular architecture. The cottages are two-storeys in height and each a single bay wide. The three westernmost cells share a single stone slate roof which steps downwards at no. **26**, which has a lower roofline than the others. At ground floor there is a single doorway to each cell which has simple stone jambs and lintels and a three-light window to one side. At first floor, there are four four-light windows (one in each bay) set in flat-faced surrounds with slightly recessed mullions. The ground floor windows of no. **26** have been altered to form a bow window at ground floor level and a stone porch with pitched roof added to the front. The cottages are set back behind verdant gardens which are surrounded by stone walls topped with rough copingstones and hedges. They have a slightly rambling and tumbledown quality that complements their simple, agricultural character.

To the south of Brook Cottage and at an oblique angle to the group of buildings around Brook Hill is a redbrick semi-detached bungalow (**28 and 30 Brook Hill**). The architectural style of the bungalow and the use of untraditional materials in this location means the building is at odds with the prevailing character and appearance of most of the buildings in the conservation area.

To the south of the group of buildings at the top of Brook Hill is a large open space which is principally grassed and used for recreational purposes. The green, also known as Brook Hill, slopes steeply downwards towards a row of terraced cottages that

stand at the bottom of the hill. The cottages appear to have been built prior to the mid-19th century (they are shown upon the 1848-52 Ordnance Survey map) and are simply constructed from dressed stone with stone slate roofs.



1-15 Brook Hill are simple, stone-built cottages which probably provided housing for mill and farm workers during the 19th century.

The end property, **1-3 Brook Hill**, stands to one side of and at a slight angle to the terrace at its western end. The house, which is in two occupations, has a central (later) stone porch, mullioned windows at ground floor level and two corniced stone chimneystacks. The building is linked at ground floor level to **5 Brook Hill**, the end-terrace cottage by a modern flat-roofed extension. Many of the cottages in the row have been vastly altered over the years, with the addition of extensions to the north elevations of most properties. The retention of the good stone slate roofs, which are prominently visible from the elevated cottages to the north relates the two areas to the north and south of the green.



Ingfield, Kirklands Road. This substantial 19th century house has been much altered and extended over the years but still retains some historic character.

To the east of Brook Hill is **Kirklands Road**, which extends southwards from Station Road towards the railway line. On the eastern side of the road is **Ingfield**, a mid-19th century house which has been extended and altered but still retains its long stone slate roof and impressive stone chimneystack. The house has an almost 'z' shaped plan with a long series of windows in the south elevation. The eastern end of the building appears to be a modern addition and is partly rendered.



Baildon House (Grade II) and the adjoining cottage were built for the wealthy Holden family around the start of the 18th century.

To the north of the junction between Kirklands Road and Station Road is **Baildon House**, a Grade II listed building that was formerly a house and cottage but now appears to be in single occupation. The house and cottage were both constructed around the start of the 18th century for a wealthy Baildon family, the Holden's. Baildon House is an interesting example of a Yeoman residence and of the local vernacular building form.

The cottage is set back from the main frontage of the house to its left side and linked to the main building by a stone-built passage. Both the house and cottage are built of hammer-dressed stone and have a stone slate roof. The principal doorway into the cottage is on the left-hand side of the south elevation and has tie-stone jambs and a two-light mullioned window above. To the right of the door is a tripartite window to both ground and first floor. To the right of the ground floor window is a blocked doorway with a date stone over reading 'R H M 1715' and a blocked semi-circular window above that, now partially hidden by climbing plants. The short linking passage between the house and cottage has a three-light window set in flat-faced surrounds to both ground and first floor. The west gable end of the main house stands half a storey taller than the cottage.

Over the doorway, which appears to be a later insertion, is a flat-roofed porch that stands on cast iron columns. Above the door is a two-light window and to the right several single light openings, including one under the apex with an 8-pane sash window still in place.

The front range of the house is four bays in width, having quoined angles and canted bay windows to the end bays. The bay windows are later additions to the house, probably mid-20th century according to the DCMS (Department of Culture, Media and Sport) listing description. Between the two bay windows is a doorway, now a two light window with a date stone above inscribed 'RH 1724'. To the right is a five-light mullioned window at ground floor and a similar window above. The house displays a number of good vernacular features, including shaped kneelers and tabled coping to the gable ends and has three corniced stone chimneystacks. To the eastern end of the house is a later (probably mid 20th century) stone extension.



The cottage alongside Baildon House is dated 1715 and displays a number of interesting historical features.

The house and cottage are set well back from the road in spacious grounds and are surrounded by a high stone wall with flat copingstones to Station Road. To the west of the house is an outbuilding which faces west along Station Road and appears to have been built after the house and cottage. It is also constructed from hammer-dressed stone with a stone slate roof and has several large windows that have slightly projecting stone surrounds. This building may have initially been used for storage or have even been in semi-industrial use, as there is a taking-in door at attic level in its pedimented frontage.



Baildon Lodge (unlisted) is currently in use as a residential care home.

To the east of Baildon House is **Baildon Lodge**, a substantial stone-built residence which is set back from the road and currently in use as a nursing home. The building appears to have been constructed around the early 19th century though it has been much altered and extended over the years. The addition of the bay windows to the ground and first floor windows on the frontage of the building was probably undertaken around the early/mid 20th century, as all have single-pane sliding sash frames. The large doorway is set in the third bay along the elevation and has monolithic jambs and entablature above. Above the doorway is one of the Lodge's original windows, a simple opening set within slightly projecting stone surrounds and with a two-pane sash window frame within. It is likely that prior to the addition of the bay windows the house would have had a series of similar windows at ground and first floor level. The roof of the Lodge is stone slate with modillion corning below the eaves and tabled copingstones and end chimneystacks to both gables. To the rear of the building are a number of later extensions that provide further accommodation. Overall, Baildon Lodge is an interesting building which shows a progression of alterations over the years but has retained some traditional features. It is therefore a key unlisted building within the conservation area.

To the southwest of Baildon House are two dormer bungalows, **Raeford** and **Narrabeen** which are located on the south side of Station Road. They face north onto the road and are set back behind low stone walls topped with timber fences. The use of non-traditional materials in their construction, in this case render and artificial stone cladding with concrete tiles to the roof makes the houses unduly prominent in the streetscape.

7. Open Spaces and Natural Elements

Baildon Conservation Area:

- *The northern section of the conservation area is characterised by small clusters of cottages and terraces of houses that mostly have small gardens or hard-surfaced yards. Consequently this area lacks large areas of public open space. Greenery and natural elements are provided by the backdrop of open moorland to the north of the conservation area and trees in larger gardens such as Moorfield House and Batley House.*
- *The redevelopment of the Towngate area at the heart of the conservation area during the 1960s and 1970s created several small areas of open space; principally the underused area in which the stocks and cross base are located and the public car park alongside Browgate. The car park provides a useful function within the settlement but its visual prominence creates a negative impact on the character of the conservation area.*
- *There are several areas of green open space in the southern part of the conservation area. These include the graveyard to the south of the Moravian Chapel, the churchyard of the parish church, and the densely wooded area along Butler Lane. These areas contain a number of good mature trees and add quality and greenery to the conservation area.*
- *Baildon Bank is the most visually prominent area of open space in the conservation area and continues westwards away from the conservation area towards Baildon Green. The steeply rising land has a rugged, almost moor-like character that provides an attractive and highly complementary background to the buildings around it.*

Station Road Conservation Area:

- *This Conservation Area is characterised mainly by clusters of 18th and early 19th century cottages around Brook Hill and to the south of Station Road. These cottages mostly have small gardens to their rear and are typified by their close interrelationship to one another.*
- *The late-19th century houses such as Nether Hall and 3 Station Road were originally set within spacious gardens however, during the 20th century parts of the grounds were developed. The surviving gardens are consequentially important as they provide a green backdrop which complements the original buildings and contains several fine mature trees that make a valuable contribution to the character of the conservation area.*
- *Brook Hill is the largest area of open space in the conservation area. It links the two main groups of stone cottages to one another and allows good long-distance views out of and across the conservation area. Principally grassed and steeply sloping, the area provides valuable open space and an interesting contrast to the densely built cottages around it.*
- *Around the northern end of Kirklands Road are a number of small, densely wooded areas of open space. The trees in these areas provide an important natural element and the almost continuous canopy of trees around the junction with Station Road/Kirklands Road adds rural character to the conservation area.*

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

7.1 BAILDON CONSERVATION AREA: Open Spaces and Natural Elements

Baildon Conservation Area contains a diverse range of buildings, spaces and structures. Beyond the northern boundary of Baildon conservation area is open **moorland** which extends northwards towards Menston and Ilkley. The vast openness of the moor forms an interesting contrast to the 18th and 19th century buildings which characterise the area around Northgate. These areas include mainly residential properties which were densely constructed and consequently open space and greenery is limited in the immediate area around them. Areas such as High Fold and the terraced properties along Northgate and Providence Row are characterised by the close interrelationship of the buildings to one another. Most of the houses are without private garden space, though some have small and characterful hard-surfaced yards to the front or rear of the houses. Larger houses, such as Moorfield House, were constructed for relatively wealthy families who could afford and enjoy the luxury of a spacious garden. In the case of Moorfield House, shrubs and semi-mature trees surround the garden and these add valuable greenery to the northern part of the conservation area.



The cottages along Providence Row have little private open space around them, a situation typical of many early 19th century residential developments.

Baildon Mills is probably the largest building complex in the conservation area and though now in multiple occupation, it is an imposing building which provides a visual reminder of the once vibrant industrial character of the settlement. To the north of the mill complex and



adjacent to Providence Row is the former **mill dam**, still in place. The dam is surrounded by stone walls and fencing and though no longer providing an industrial function (it appears to be principally used by roosting ducks and geese) is a historical feature in its own right.



Towngate lacks character and is dominated by the roundabout and roads.

At the heart of the conservation area is **Towngate**, the point where all the arterial routes into and out of Baildon converge. Towngate was formerly a small, enclosed square, surrounded by 18th and 19th century buildings and very much the commercial heart of the village. Following the redevelopment of the area in the late 1960s/early 1970s many of these buildings were lost and the centre of Towngate was remodelled to create a **roundabout** and bus lay-by. The roundabout is based around a large central reservation which is set in low stone walls and has a grassy centre. To the northwest is a small area of enclosed open space in which the Grade II listed stocks and cross-base are set along with a number of wooden benches. Roads surround this area and therefore it is somewhat isolated and underused.

To the south of **Towngate**, forming the eastern boundary to Browgate is the **public car park**. This large area of open space is hard-surfaced and surrounded by low walls. Car parks provide an important function but tend by their very nature to be bland in character and appearance. The location of this type of land use in a prominent and central position in the conservation area is therefore undesirable. At present the car park is highly visible from Browgate, Hallcliffe and Towngate and the visual impact of the expanse of grey tarmac and the rows of vehicles has a negative impact on the character of the conservation area.



The car park alongside Browgate provides a public function but creates an area of bland open space in a prominent position at the heart of the conservation area.

To the east of Towngate is Hallcliffe, a relatively well used route which is lined with residential properties to the north. Rows of terraced houses, notably along Perseverance Street, Angel Street and to the north, East Parade are arranged in a grid-like format. Some of the houses are back-to-backs and others simple through terraces. Some have small gardens but many front almost directly onto the street and lack any defensible or private open space. This kind of residential layout is typical of the late Victorian era, when houses were densely built with little provision of green space or garden areas.



The houses around Angel Street and Perseverance Street are characterised by their high density and lack of open space.

To the south of Hallcliffe is the church of St John the Evangelist, which is set in a spacious and green **churchyard**. There are a few standing memorials to the western side of the yard and around the southern boundary. Many of the headstones have been laid horizontally across the churchyard in a series of walkways that allow access to the southern end of the site. To the

south of the church the land slopes steeply down the valley side and the open aspect of the yard allows panoramic views across the Aire valley towards Thackley and Shipley.



The former playground on Hallcliffe could potentially become a community garden under a grant scheme run by the Countryside Agency.

Further along Hallcliffe is a currently underused and unattractive **former playground** that stands to the east of Hill House. At present the site is tarmaced and access is restricted by rusting metal gates, however Baildon Community Council have applied to the Countryside Agency for a grant under the 'Community Garden' initiative. A grant of around £60,000 has been awarded and planning permission granted for change of use to a community garden. The three-year plans involve the removal of the tarmac and the creation of a wildlife area, pergola and a landscaped garden. At present time, match funding was being sought by local volunteers in order to utilise the grant money.

To the west of Hallcliffe is Westgate, a narrow street which is lined by mainly 19th century stone buildings. To the north and south of Westgate are a number of 'fold' developments which typically represent the form of much of Baildon's early residential development. Within these folds are houses and industrial buildings which were constructed in close proximity to one another, usually around a central hard-surfaced courtyard. Few of these developments remain in their original state due to redevelopment and rebuilding but in West Fold and Binnswell Fold enough remains to understand the enclosed and relatively secluded form in which the buildings were constructed.



The west elevations of properties around West Street, one of Baildon's typical fold developments of cottages and farm buildings.

The Moravian Church is located within West Fold, to the south of Westgate. On the southern side of the church is a **graveyard**, a substantial area of green and open space which has excellent long distance views southwards across the valley bottom. The graveyard is a peaceful and somewhat secluded area of open space that contributes much to the character of the conservation area. Within the graveyard are several fine mature trees that add intrinsic quality and leafy character to the yard.



The Moravian graveyard is a quiet and secluded area of open space which is surrounded by good mature trees and greenery.

On the opposite side of Browgate is a densely wooded clough which is located immediately to the south of the car park. The wooded area drops away steeply from the level of Browgate to the west and extends southwards beyond Butler Lane to the rear of houses in Hallcliffe Drive. Just beyond Butler Lane the beck resurfaces and the noise and sight of running water adds an important natural element to the character of this area. In summer the area is so densely wooded with the green canopies of trees that visually it creates an

impermeable but verdant area of natural space. In winter the leafless deciduous trees have a stark appearance and the area takes on a completely different character.

The area of woodland to the east of Browgate provides an important natural element at the heart of the conservation area.



This area of open space provides a 'green wedge' alongside an area of relatively suburban character and therefore makes an important contribution to the character of the conservation area.



Baildon Bank

The southern end of Baildon Conservation Area has a different feel and character to that of the northern end. The buildings tend to be set in more spacious and green gardens and those without any private space benefit, almost universally, from the green backdrop of **Baildon Bank**, which rises up steeply to the northwest. Baildon Bank is the most visually prominent area of open space within the conservation area and can be seen from most places south of Towngate. Narrow paths and flights of steps criss-cross the bank, allowing public access from the top to bottom and east to west. These **footpaths** tend to be narrow and roughly surfaced and in places quite isolated. Consequentially the area is not as well used as it could be and a sole walker can feel quite vulnerable. The steep grassy and heather-covered slopes provide a dramatic, **green setting** to the buildings at the foot of the bank. The outcrops of sandstone rock and trees create a unique landscape and green setting to the conservation area. Though only partially within the conservation area boundary, the bank is a very important aspect of the character of Baildon conservation area.



Baildon Bank provides a dramatic and green setting to the buildings around the bottom of Browgate.

7.2 STATION ROAD CONSERVATION AREA: Open Space and Natural Elements

Station Road is a conservation area of relatively small size in comparison to Baildon conservation area. It is mainly characterised by clusters of 18th and early 19th century houses which tend to have small gardens, usually at the rear of the building. The houses around **Brook Hill** and along the south side of **Station Road** are good examples of this type. The close interrelationship of the buildings to one another leaves little room for gardens or greenery to the front or sides of the building, particularly at the western end of the conservation area. Mature trees surround some of the larger properties and these provide valuable greenery which compliments the setting of the buildings and adds to the village character of the place.

Within Station Road Conservation Area there are a smaller number of late 19th and early 20th century houses, such as Nether Hall and 3 Station Road. Both are large houses which were built for relatively wealthy families which moved to the area after the construction of the railway line. Each house was originally set in spacious grounds though during the 20th century much of the garden area was sold as development land and houses constructed upon them. The remaining **gardens** are still of substantial size and contain several good **mature trees** that add much to the character and setting of these buildings. The trees make a wider contribution to the conservation area as a whole as they complement the natural stone of the buildings around them and add intrinsic quality and character to the area.



Trees standing around 3 Station Road complement the stonework of the building and help soften the somewhat stark appearance of the house.

Brook Hill is the largest area of public open space within the conservation area and is used by local residents for dog walking and other recreational pursuits. It is principally open and grassed, with few trees on the main part which slopes down to the south.



Brook Hill is the only area of public open space within the conservation area and consequently it makes an important contribution to the character and setting of the place.

At the top of the hill is the main group of cottages which also take the name **Brook Hill**, at the bottom a long row of stone cottages that share a single, linear stone slate roof. The hill is an important area of open space; it not only provides greenery and recreational land in the conservation area but also is the linkage between the two groups of cottages. The sloping topography of the hill means that from its most elevated parts good views can be had southwards across the railway line and Aire valley.



The area of dense woodland on the corner of Station Road and Kirklands Road provides an almost continuous green canopy in summer.

At the northeastern corner of **Brook Hill** is a small area of **woodland** at the corner of Station Road and Kirklands Road. On the opposite side of

Kirklands Road is a larger area of land which is also densely wooded. Both areas contain a number of good mature trees, mainly deciduous. The canopies of these trees extend over the northern end of **Kirklands Road**, creating an almost continuous leafy tunnel in the summer months. The presence of these wooded open spaces provides valuable greenery at the eastern end of the conservation area and a haven for local wildlife. It is important that these areas are retained and maintained as they contribute much to the character of the conservation area.

On the opposite side of Station Road is **Baildon House**, an 18th century house that is set in spacious grounds. The gardens are privately owned and set back behind a high stone wall. Within the gardens are a number of fine **mature trees**, the canopies of which can be seen from quite a distance. The contribution that these trees make to not only the setting of the listed building but to the character of the eastern part of the conservation area is great.

8. Permeability and Streetscape

Summary of Permeability and Streetscape

The form, width and orientation of the streets and paths in a conservation area are important in distinguishing the character and sense of place of the area as well as allowing views and vistas throughout the conservation areas.

Baildon Conservation Area:

- *Towngate is the central focus and geographical heart of the conservation area where most of the arterial roads into the settlement converge.*
- *Northgate, Browgate, Hallcliffe and Westgate extend outwards from Towngate to the north, south, east and west. Towngate and Browgate have been much altered during the course of the 20th century and consequently the streetscape vastly altered. Northgate and Westgate have retained more of their pre-20th century buildings and these add much to the attractiveness and quality of the streetscape.*
- *Several narrow lanes crisscross the conservation area and offer a variety of routes. Providence Row, East Parade and Butler Lane are, for the main part, unsurfaced and narrow in width to form a footpath at one end. These lanes, with their cluster of stone cottages and historic buildings to either side, are characterful and make a valuable contribution to the conservation area*

Station Road Conservation Area:

- *The main route across the conservation area is along Station Road, which runs from east to west along the contours of the valley side. The road predates the construction of the railway line and station, though it was widened and surfaced during the 20th century.*

- *Narrow, unsurfaced tracks such as the one that provides access to the cottages around Brook Hill make an important contribution to the permeability and character of the area.*
- *There are a number of footpaths in the Station Road conservation area, such as Holden Lane and the path that crosses Brook Hill. These add to the permeability of the conservation area as well as creating visual interest.*

8.1 BAILDON CONSERVATION AREA: Permeability and Streetscape

The central focus and geographical heart of Baildon is **Towngate**, the point at which nearly all the arterial roads into and out of the settlement meet. Towngate itself is a fairly bland and featureless roundabout, surrounded by some interesting 19th and early 20th century buildings and the later, less characterful 20th century buildings which were constructed after the redevelopment of the centre in the 1960's and 70's. Leading off Towngate are Northgate, Westgate, The Grove, Hallcliffe and Browgate. These 'major' routes expand outward to the north, south, east and west.



Northgate and **Browgate** run north-south across the conservation area, dissecting it into roughly two halves. Both are routes of some antiquity, though both are now highly engineered in order to cope with the demands of modern vehicles and volumes of traffic. Jeffrey's Map of 1775 shows a north-south road ran through the village of 'Bayldon'. This route followed roughly the same course as the present day line of Northgate and Browgate. Photographs taken c.1900 show the road to be narrow and steep and mainly unsurfaced. To the north of Northgate the road is known as **Moorgate**. This was so named because a timber gate extended across the road adjacent to Moorgate House. The purpose of this gate was to stop the donkeys on the moor wandering down into the village.



Moorgate, c. 1910. The road is now surfaced but the streetscape is still very much the same.



House on the eastern side of Moorgate, 2003.

A number of the houses around **Moorgate** and the top end of Northgate are set back behind low **stone walls**. Some of these houses, such as 9-13 Moorgate had **iron railings** set on top of the walls. Many of these railings have since been replaced with other forms of boundary treatment but where they still exist they add interest to the streetscape. These properties, and those a little further to the south around Northgate are notable for their interesting gate posts which are carved from stone and topped with pyramidal coping stones. Other notable **gateposts** in the conservation area include

those to **Batley House** and at the two entrance points to **Rushcroft Terrace**. Though most of the posts have lost the original iron gates that stood between them, they are still interesting features in their own right and should be treasured.



Gateposts add interest to the streetscape and can be seen out side a variety of different properties, from grand Victorian villas to the more humble worker's cottage.



Leading off of Northgate are several narrow lanes and tracks that lead to small groups of cottages, such as those at High Fold and Low Fold. These lanes are mainly unsurfaced and unadopted. The use of cars and motorised vehicles along these routes is necessary but is causing potholes and other access difficulties. Providence Row is a characterful example of the unsurfaced lane and is lined with cottages to its northern side and mill buildings to the south. The lane narrows in width to a simple footpath at its western end.



The streetscape along East Parade is characterised by the grid-like layout of the terraces.

Few areas of **stone surfacing** exist anymore in Baildon. The largest areas tend to be in privately owned yards and forecourts. The entrance to **East Parade** is notable for its relatively large area of stone setts. Beyond the entrance the access to

the terraced houses is unsurfaced and narrow. The only vehicular access to the road is off Northgate and the entrance point is narrow. Vehicles must dogleg around the buildings at the entrance and climb up a fairly steep setted slope in order to reach the terrace of houses. The streetscape along **East Parade** is an interesting one. The northern side of the road is bounded by a long, unbroken row of terraced cottages. To the southern side is a builders yard and shorter rows of terraced properties which stand at right angles to the lane.



The streetscape along Westgate is varied and interesting.

Westgate is one of the few 'main' roads in Baildon conservation area which runs principally along its original course. It has not been widened, like Browgate and as a result most of its pre-20th century buildings have survived. Stone buildings line the road closely as it climbs upwards and away from **Towngate**. Narrow unsurfaced tracks lead off the road on both sides. These allow access to small groups of cottages in 'fold' developments which were once typical of Baildon's early residential developments. These areas, which include **Binns well Fold** and **West Fold**, have much character and the vistas into and out of them are reminiscent of an earlier age.

Browgate was widened and the steep corners straightened somewhat around the middle of the 20th century. This was principally to allow motor vehicles access to the village centre. Unfortunately these works necessitated the loss of many 18th and 19th century buildings which stood close to the road's edge and those that survived contribute much to the streetscene and character of the area. Browgate steeply climbs the contours of the valley side and the dramatically sloping land around it produces some interesting views and vistas. To the west is **Baildon Bank**, which

provides a pleasant green backdrop to the buildings around the lower levels of Browgate.



Several narrow footpaths and flights of steps crisscross **Baildon Bank**. One of these footpaths forms the boundary of the conservation area and starts at the southern end of **Bank Walk**. At this point the path is surfaced with concrete and runs between two high stone walls. The

overhanging trees and shrubs create a dark and somewhat lonely route which could be improved with better lighting and the trimming back of overgrown vegetation. The path then continues across the bank, sometimes passing behind groups of trees and shrubs. From the elevated aspect at the northern end of the footpath there are some good long-distance views across the surrounding landscape. Shorter-distance views and vistas across the immediate area are of outcrops of rock and clumps of heather which add a rural and rugged quality to the landscape.

Hallcliffe is a relatively narrow but busy road. **Butler Lane** extends between Browgate and Hallcliffe providing a linkage between the two busy routes. Though only wide enough for pedestrian traffic for the main part, **Butler Lane** is a characterful route across the



conservation area, skirting around the back of a number of interesting properties and through a densely wooded clough. The vistas that this steeply climbing, twisting path creates are interesting and surprising by turns.

Overall, the level of **permeability** within Baildon conservation area is high. The principal routes across the area allow vehicular traffic access to most parts of the conservation area, though

Towngate is a busy central focus that often sees queues of traffic. The narrower routes such as **Butler Lane**, **East Parade** and **Providence Row** provide pedestrian access across the conservation area that greatly increases the area's permeability. These routes may offer vehicular access to the properties along them but generally narrow to a footpath at one end, giving the pedestrian the advantage in terms of choice of routes through the conservation area. It is important that these footpaths and lanes be maintained and safe to use as they contribute much to the character of the area.

8.2 STATION ROAD CONSERVATION AREA: Permeability and Streetscape.

Station Road runs from east to west along the contours of the valley side and is the main route through the conservation area. This road was ostensibly constructed in association with the railway line and station which is located to the south of the conservation area. However, an older route which is shown on Jeffrey's map of 1775 and the first Ordnance Survey map of c. 1848 predates Station Road. The original road follows a very similar route to that of today, though of course it was probably unsurfaced and much narrower than it is now.



At its eastern end, Station Road is dominated by the canopies of trees standing in gardens and land to either side of the highway.

Station Road is a relatively wide road which is lined with houses and trees. The trees and stone boundary walls have a profound visual impact on the streetscape, adding a rural quality which belies the mainly suburban surroundings. This is particularly noticeable at the eastern end of the conservation area, where the presence of **mature**

trees in gardens and in the wooded areas of open space around Kirklands Road makes an exceptional contribution to the character and sense of place.



The lane at the northern end of Brook Hill is partially setted and lined with stone cottages.

To the south of Station Road is **Brook Hill**, a narrow lane that allows access to the cottages around the top of the hill. Though mainly unsurfaced, there is a small area of stone setts at the entrance to the lane. These stone setts are an historic feature in their own right and should therefore be treasured. The cottages line the lane closely. Some are set at an oblique angle to the road, partly hidden by shrubs and small trees whilst others, such as **2** and **4 Brook Hill** front straight onto the lane. The feel of the place is organic and the spatial relationships and oblique orientation of some of the cottages give the area a rural and unplanned feel which consequently this produces an interesting and characterful streetscape. At its southern end the lane turns sharply to the east and continues down to **22, 24 & 26 Brook Hill**, a short row of listed cottages. A narrow and steep footpath continues down Brook Hill towards the terrace of stone cottages at its foot. Several well-used routes cross the bank itself, most probably a result of years of use as opposed to design.

At the foot of Brook Hill an unmade track allows access to the cottages to the west of Kirklands

Road. **Kirklands Road** is another well-established route of some antiquity. It is annotated on the first Ordnance Survey map (c. 1848) as 'Slaughter Lane', though the origination of this name is unknown. Kirklands Road slopes downwards from north to south along the edge of Brook Hill before crossing the railway line and continuing southwards. At its northern end and the junction with Station Road the road narrows slightly as it passes between two small wooded areas. The canopies of the tall, mature trees which stand in these areas of open space extend across the road and create a tunnel-like effect. These trees are consequently an important element of the character and streetscape in this part of the conservation area and add much to the sense of place.



The trees at the northern end of Kirklands Road create an almost continuous green canopy across the lane.

Several roads lead off Station Road on its north side. These roads were mainly built around the middle of the 20th century. One exception to this is **Holden Lane**, a narrow footpath that runs between the property boundaries of Baildon House and Baildon Lodge. This path is shown on the 1909 Ordnance Survey map, suggesting that it predates much of the surrounding residential developments.



At its junction with Station Road a metal sign is set into the boundary wall of Baildon House. This points up the lane and declares that this is '*Holden Lane, public footpath to Baildon and the moors*'. The path itself has a tarmaced surface and is shaded by the canopies of trees standing in the grounds of **Baildon House**.

An interesting addition to the scene is a small opening set into the good stone wall that forms the eastern boundary of the gardens around Baildon House. A timber gate is set into a small opening in the wall. The gateway has recessed stone jambs and a solid stone lintel and appears to be of 18th century character.



Holden Lane is a long-established footpath which once extended as far north as the moors.

Baildon Station Road conservation area has relatively high permeability. The small size of the conservation area means that the main access to most properties is via Station Road or Kirklands Road.

9. Activity

Summary of Activity

Baildon Conservation Area

- *The main area of activity is around Towngate, historically the heart of Baildon. There are a number of small retail units around Towngate as well as public houses, restaurants and the community centre.*
- *Westgate is lined with a wide variety of commercial properties. Economic pressure for change has resulted in the loss of many traditional shop fronts. Where they have been retained they add much to the character of the conservation area and its historic interest.*
- *The areas around the churches and chapels tend to be relatively peaceful and tranquil areas. These buildings attract a different level of activity and add a civic element to the character of the area.*

Station Road Conservation Area:

- *Levels of activity are relatively low in the Station Road conservation area. Nearly all the properties are in residential use and therefore during the day activity and movement is principally limited to through traffic.*
- *Brookhill Stores is the only commercial property (excepting the residential care home at Baildon Lodge) and this retails goods mainly to local residents and passing traffic.*

The physical form of the conservation area sets the stage for the activity that takes place within its confines, but the range of uses and level of activity is what brings the place to life. This is much harder to control, as it is in many ways influenced by market forces, however it does have a direct impact on the character of the area and ultimately on the changes to its built form.

9.1 Baildon Conservation Area: Activity

The main area of activity within the settlement is focused around **Towngate**, which is historically the centre and commercial heart of Baildon. Following the redevelopment of Towngate in the 1960's and 70's a number of older buildings were lost and in their place a series of modern commercial buildings were erected. Around Towngate there are a number of small shop units that provide services to local residents and passing traffic. The presence of the two historic public houses on Northgate, the **Angel** and the **Malt Shovel** just to north of Towngate adds further to the activity of the area.



The Angel public house is one of the oldest commercial establishments in Baildon. It was known to be in existence by 1779, as records exist stating that the manor court was held there.

Westgate is a narrow street lined with stone-built 18th and 19th century buildings. Most of these buildings are in commercial use at ground floor level and represent a wide variety of uses and services. These include a Post Office, grocers, newsagents, travel and estate agencies and restaurants. The wide variety of commercial uses ensures that this part of the conservation area is active and busy for much of the day and into the evening.



Westgate provides a wide range of commercial functions and services to residents of Baildon and consequently is a bustling area with a high level of daytime activity.

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, particularly **shop fronts** and other features which can be replaced easily. Many of the commercial properties along Westgate and around Northgate have inserted modern fronts at ground floor level. The proportions of some of these modern alterations are sometimes at odds with the scale and age of the building and this can be detrimental to the character of the conservation area. A number of commercial properties have brightly coloured, uPVC fascia signs that utilise internal lighting to highlight their business. The use of modern materials, bright lighting and corporate signage can be sometimes be overly dominant and is not always appropriate in an historic area. In order to enhance the character of the conservation area it is important that traditional shop frontages be retained, where they still exist and that steps be taken to enhance those that have less appropriate frontages.



The Pharmacy on Browgate has retained an its traditional shop frontage, albeit with darkened glass at ground floor level and this contributes much to the character and historic interest of the building.

There are a number of buildings in the conservation area which have retained traditional shop fronts. The pharmacy on Browgate (**5 Browgate**) has a beautifully detailed 19th century

shop front that extends the full length of the ground floor frontage of the building. The centrally located door is recessed from the building frontage in a manner that is typical of its age and style. The timber pilasters are well moulded and eye catching. The signage is well located and of a size that complements the building, rather than dominates it.

Other good examples include the frontage on the Dacre, Son & Hartley estate agency on **Westgate**. The frontage has a subdivided window which is discreetly lit from inside and a painted, hanging-sign which further adds to the traditional character of the property.

Around **Hallcliffe** and **Northgate** are large areas of 19th century **terraced housing**. Historically these areas were built to house the workers who toiled in the mills, mines and quarries around Baildon. The mines and quarries are now closed and the textile industry is no longer the principal employer of local residents, however the physical remnants of these once vibrant industries can still be seen. **Baildon Mills** is still in commercial use, though it no longer produces the vast quantities of worsted cloth it once did. The mill is now in multiple occupation and subdivided into units which are let to a variety of different businesses, from wholesale grocers to a manufacturer of machine safety equipment.

Baildon Mill (partially Grade II listed) is a strong visual reminder of Baildon's once industrial character. It is still in commercial use but no longer manufactures textiles.



Baildon has a fair number of **ecclesiastical** buildings which are spread throughout Baildon conservation area. The parish church of **St John the Evangelist** is located to the south of Hallcliffe, the Methodist church in Binnswell Fold and the Moravian Church in West Fold. These buildings create a different type of activity in the conservation area and tend to be busiest on a

Sunday, when most of the commercial buildings are closed. These buildings add a civic dimension to the level of activity in the village as well as giving the conservation area a strong religious identity.



The religious buildings in Baildon create a different level and type of activity to the commercial sectors and therefore make an important contribution to the character of the conservation area.

The graveyard to the south of the Moravian chapel is a particularly peaceful area in the conservation area. It is a quiet oasis of calm and greenery that provides an interesting contrast to the bustling character of Westgate to the north.

9.2 Station Road Conservation Area: Activity

Baildon Station Road conservation area has relatively low levels of activity in comparison to Baildon conservation area. Covering what was formerly the area of Low Baildon, which was a small but distinct settlement in its own right prior to the 20th century, Station Road conservation area is now almost entirely made up of **residential** properties. These tend to create relatively low levels of activity, particularly during the day when most people are at work.



The building within the grounds of Baildon House has a taking-in door above the ground floor windows indicating it may have had a past semi-industrial use.

Historically **Low Baildon** was once a busy industrial hamlet with a number of prominent Baildon families settling there during the 17th and 18th centuries and manufacturing wool and worsted cloth from their own homes. This flurry of **industrial activity** was short lived as during the course of the 19th century textile manufacture became increasingly mill-based and mechanised and such small-scale industries became uneconomical. The remaining stone cottages and houses sometimes bear the physical reminders of this former activity, with some properties displaying the outlines of taking-in doors at first floor level (the outbuilding at Baildon House) and others with cart openings (27a Station Road).



Brookhill Stores is the only retail property in the Station Road conservation area.

The only retail property in the conservation area is **Brookhill Stores** (29 Station Road), a small shop which provides goods principally to local residents

and passing traffic. The shop is located in an 18th century house which is also a Grade II listed building. The alterations to create a shop front were undertaken many years ago (prior to its listing). The shop front is relatively modest and the signage traditional in appearance however, the replacement of the bow shop windows with a more simple style of window would help enhance its historic character.



Baildon Lodge is a residential care home for the elderly and therefore creates a certain amount of activity in terms of staff and visitors.

Baildon Lodge is primarily a residential care home for the elderly. Levels of activity are relatively low, though visitors at the weekends create a small increase in traffic through the conservation area.

10. Conclusion: Character Specification and Guidance

To safeguard the special interest of an area, conservation area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Baildon Conservation Area and Baildon Station Road Conservation Area, such as:



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

However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of Baildon. This section highlights the elements that contribute to the character and appearance of the conservation areas, summarising the information contained in the body of this document, and puts forwards policies which will provide the framework of the protection of these features. Owners and occupiers of sites within either of the conservation areas, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).

Within the conservation area there are a variety of buildings, uses and architectural styles but there are a number of characteristics that are common to the each conservation area.

Characteristics Common to both Conservation Areas

Common Characteristics	Guidance
<ul style="list-style-type: none"> • Topography and setting – Baildon is located to the northeast of Shipley and is set upon the steeply sloping south-facing valley side of the River Aire. The dramatic topography of the surrounding landscape and the land on which the settlement has been built has impacted upon the development, form and character of Baildon. To the north of Baildon conservation area is the open expanse of Rombalds Moor, which rises up to a height of 402m O.D. To the west is Baildon Bank, a steep escarpment of sandstone rock which provides a dramatic setting to both conservation areas. 	<ol style="list-style-type: none"> 1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Unitary Development Plan (UDP)). 2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).
<ul style="list-style-type: none"> • Traditional building materials – Most of the buildings within both the Baildon and Station Road conservation areas are constructed of local stone, which serves to unify the diverse forms and create a harmonious whole. Stone slate is the principal roofing material used on buildings constructed before the mid-19th century and is now becoming rare due to redevelopment. Later buildings are mainly roofed with blue slate, though a small amount of red clay tiles can be seen on early 20th century buildings. Timber was traditionally used for window frames, doors and shop fronts though many of the original features are being lost due to alteration and redevelopment. 	<ol style="list-style-type: none"> 3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP). 4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP). 5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP). 6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).

<ul style="list-style-type: none"> • Setted and flagged carriageways and footpaths. Only very small areas of setted highways and footpaths remain, principally in areas of private ownership or on unadopted roads. Where they do exist, such as around the entrance to East Parade and Brook Hill, they add much to the character of the conservation area. 	<p>7. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of Unitary Development Plan).</p>
<ul style="list-style-type: none"> • Boundary walls – These are evident around some dwellings along Northgate and larger houses such as Moorfield, Batley House and 1b Providence Row. They define spaces and help delineate the line of the road. Carved stone gate posts are also features of some of these properties. Cast iron railings were placed on top of walls of a small number of properties, particularly around Northgate and where they remain in place they add interest to the streetscape. 	<p>8. Existing boundary walls and iron railings should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).</p>
<ul style="list-style-type: none"> • Permeability – Footpaths and unmade lanes connect the roads of the area and offer a choice of routes across the area. 	<p>9. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).</p>

Architecture and building details



Baildon Conservation Area:

Within Baildon conservation area there is a relatively wide range of architectural styles covering the 16th to the 20th century. The oldest buildings tend to be built in the local vernacular style. These properties are stone built and mostly roofed with stone slates. Typical features include stone corniced chimneystacks, plain stone door and window surrounds, accommodating recessed mullioned timber windows, timber doors and squared timber gutters. Some have additional features such as prominent kneelers, dentil courses, stringcourses and quoins. Despite being individually designed they have a pleasing uniformity that adds much to the character and image of the place.

There are many good examples of the local vernacular and these can range from grand Yeoman houses such as Old Hall, Westgate to farmhouses, such as Bank House Farm and cottages, such as the fold developments off Westgate and Northgate. Many of these properties are Grade II listed in recognition of their architectural value.

The 19th century was a period of relatively intense development in Baildon and several mills were constructed as well as rows of terraced houses for the workers. The mills, such as Baildon Mill and the warehouse on Westgate are good examples of industrial development from the early 19th century. The houses built for the workers tended to be architecturally simple and stone-built, sometimes back-to-back and with a stone or blue slate roof.

The ecclesiastical buildings were constructed in the 19th century and their more formal architectural style provides an interesting contrast to the vernacular buildings around them. The Moravian chapel and Methodist church were both built in a Gothic Revival style and the parish church of St John in an Early English style.

10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan).
11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail. Special attention should be paid to the design of new shop fronts: new shop fronts must demonstrate a high standard of design and be sympathetic in design and materials to the building on which they are situated (see Policy BH8 of the UDP).
12. New development within the conservation area should reflect the predominant building form of the locality in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).

<p>Architecture and building details</p>	<p>Baildon Station Road Conservation Area:</p> <p>Many of the buildings in the Station Road conservation area were constructed before the middle of the 19th century and most are either former farmhouses, barns or workers cottages. Some of these buildings date back to the start of the 18th century and among them are some very good examples of the local vernacular building form (see above for typical features). Several of these buildings, including 27, 29 and 29a Station Road and Baildon House are Grade II listed buildings. The group of houses (5-17 Station Road) located on the south side of Station Road are unlisted but most retain traditional features such as sliding sash windows and timber doors. The retention of features such as these adds to the historic interest of not just one building but also to the area as a whole.</p>  <p>The conservation area also includes a number of later developments that were built after the construction of the railway line. 3 Station Road and Nether Hall were built in the late 19th/early 20th century in an Arts and Crafts influenced style and display features such as multiple chimneystacks, timber detailing to the gable ends and in the case of Nether Hall, a red clay tile roof.</p> 	<p>see 10, 11 & 12 above</p>
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Open Spaces and Natural Elements



Baildon Conservation Area:

The northern part of the conservation area is characterised by houses and commercial buildings which have been built at a relatively high density. As a result the amount of public open space is limited. The backdrop of Rombalds Moor creates a green and open setting and the trees standing in gardens, such as around Moorfield House contribute much to the greenery and character of the area.

Around Towngate are a number of small, hard-surfaced areas of open space, such as the area in which the listed cross base and stocks are located. The car park to the east of Browgate is prominently located in the settlement but its characterless appearance has a detrimental impact on the conservation area.

The graveyard to the south of the Moravian chapel is a particularly attractive and peaceful area of green open space. It is mainly grassed with a few stone memorials and several good mature trees standing around the edges. To the south there are panoramic views across the valley.



The wooded clough to the east of Browgate adds valuable greenery to the conservation area. The dense growth of trees and undergrowth within this area makes it dark and impermeable. Butler Lane runs through the middle of the clough with the beck rising to the surface just to the south of the lane.

Baildon Bank is the most visually prominent and the largest of all the open spaces in the conservation area. It provides a dramatic backdrop and setting to the west of Baildon and appears to be well used by local residents. The Bank drops steeply down the south-facing valley side and is crisscrossed by paths and flights of steps. There are good long-distance views from the upper parts of the bank across Shipley and Thackley towards Bradford.

13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).
14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.

<p>Open Spaces and Natural Elements</p>	<p>Baildon Station Road Conservation Area:</p> <p>Many of the buildings in Station Road conservation area have small gardens, usually at the back of the property. Consequentially houses line the highway closely and in some parts of the conservation area, create quite a secluded and rural feel.</p>  <p>Brook Hill is the largest area of open space in the conservation area. It links the two groups of stone cottages to one another and allows good long-distance views out of and across the conservation area. Principally grassed and steeply sloping, the area provides valuable open space and provides an interesting contrast to the densely built cottages around it.</p>  <p>The eastern end of the conservation area is characterised by large numbers of mature trees standing in land around Kirklands Road and in the grounds of Baildon House. The canopies of the trees overhang the roads and add an intrinsic quality and natural character to the conservation area, which is particularly important to the image and feel of the place.</p>	<p>see 13 & 14 above</p>
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<p>Streetscape and Permeability</p>   	<p>Baildon Conservation Area:</p> <p>Towngate is at the heart of the settlement and conservation area. It is the point from which most of the arterial routes into the settlement converge. Towngate was redeveloped at the end of the 1960s/start of the 1970s and many of the traditional buildings around it demolished. This dramatically altered the character of Towngate, which is now dominated by the roundabout and busy roads. Westgate has retained more of its traditional character and streetscape and is lined by 18th and 19th century stone buildings.</p> <p>There are a number of unsurfaced roads and lanes within the conservation area, such as East Parade and Providence Road. These principally allow access to the dwellings around them and narrow at one end to the width of a footpath. They provide alternative and characterful routes across the conservation area.</p> <p>Northgate and Browgate slope steeply down the valley side and from various points along the route there are good long-distance views and interesting vistas across the Aire valley.</p> <p>Station Road Conservation Area:</p> <p>Station Road is the main route through the conservation area. It runs from east to west along the contours of the valley side and is a road of some antiquity, predating the development of the railway.</p> <p>Narrow unsurfaced lanes, such as the one that provides access to the cottages around the top of Brook Hill add character to the area and contribute to the degree of permeability within the conservation area. The close proximity of the houses to the edge of the lane creates an interesting and characterful streetscape. To the east of Baildon House is a narrow path called Holden Lane. This leads northwards out of the conservation area towards the centre of Baildon and the moor. It is shown on the 1909 Ordnance Survey map, indicating that it is a well-trodden route of some age.</p>	<p>see 9.</p>
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<p>Activity</p>  	<p>Baildon Conservation Area:</p> <p>The main area of activity is around Towngate, historically the centre and geographically the heart of Baildon. There are a number of small retail units around Towngate as well as public houses, restaurants and a community centre. These create activity during most hours of the day and evening and provide a good range of local services.</p> <p>Westgate is lined with a wide variety of commercial properties. Economic pressure for change has resulted in the loss of many traditional shop fronts. Where they have been retained they add much to the character of the conservation area and its historic interest.</p> <p>The areas around the churches and chapels tend to be relatively peaceful and tranquil areas. These buildings attract a different level of activity and add a civic element to the character of the area.</p> <p>Station Road Conservation Area:</p> <p>Levels of activity are relatively low in the Station Road conservation area. Nearly all the properties are in residential use and therefore during the day activity and movement is principally limited to through traffic.</p> <p>Brookhill Stores is the only commercial property in the conservation area (excepting the residential care home at Baildon Lodge). Set in a Grade II listed building, the shop retails goods mainly to local residents and passing traffic. It is also in partial residential use.</p>	<p>15. There should be a presumption in favour of retaining retail and commercial functions around Towngate, Northgate and Westgate in order to preserve and enhance its commercial character and in order to provide local residents with a good range of services and products.</p>
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11. Preservation and Enhancement Proposals

Conservation areas are complicated spaces in which many different elements combine to create an area of distinctive character. Over time areas and buildings evolve and change in order to meet different requirements. This can sometimes result in the occurrence of less than sympathetic alterations to buildings and spaces that can undermine the special character or distinctiveness of the place.

In order to ensure that the value of the place be preserved, both as a historic environment and a pleasant place in which to live and work, it is important that the elements that contribute to its sense of place and special character are protected from inappropriate alteration. In order to achieve this the designation of a conservation area brings with it some legislative controls and these are complemented by further policies included within the Council's Unitary Development Plan. The intent of these policies and controls is not to stifle change or to attempt to preserve a place in aspic, unable to move forward or meet modern day demands but to ensure that change and new developments preserves or enhances the character and appearance of the place.

The purpose of this document is to identify what is special within the Baildon and Station Road conservation areas. The assessment also highlights areas that could be improved or enhanced. The following chapter will identify areas of change to the boundary of the two conservation areas as well as a number of enhancement proposals that could enhance areas and buildings which currently do not contribute to the character of Baildon.

10.1 Preservation of the Character and Appearance of Baildon and Station Road Conservation Areas

As mentioned previously, the City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and policies set in the Unitary Development Plan to control inappropriate change in the conservation area. However, the following basic principals (based upon advice set out in PPG15 – Planning and the Historic Environment) will be applied:

- There will be a strong presumption in favour of preserving both listed and unlisted buildings and spaces that contribute to the special interest of the conservation area as well as important and intrinsic elements of its setting.
- In making decisions on proposed new developments within the conservation area or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

The Department of Culture, Media and Sport is responsible for the listing of historic buildings that are of special architectural or historic interest. Listed Building Consent is required from the local authority (in this instance the City of Bradford Metropolitan District Council) for any works that affect the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings and the controls that apply to them is available from the local Planning Office. The listing descriptions for buildings contained within Baildon and Station Road conservation areas are included in *Appendix 2* of this document.

There are many other buildings and structures within the two Baildon conservation areas which, although not listed, contribute much to the character, streetscape and historic interest of the area. In Baildon many of these buildings have retained a high degree of traditional and original features, such as doors and windows. Other important features include natural roofing materials, such as stone or blue slate, boundary walls and chimneystacks. It is to the credit of the property owners that many of these have been maintained and later alterations have been undertaken in a sympathetic manner. Generally many of the minor changes that can detrimentally effect the character of an area can be made to dwellings without the need for planning permission and therefore is beyond the control of the local authority.

10.2 New Development in Baildon and Station Road Conservation Areas

Where new development in a conservation area is proposed it is important that that development utilises the very best in principles of design and materials used in construction. The basic principle in relation to new development in a conservation area is that it should preserve or enhance the character and appearance of the area. However, in order to achieve the successful juxtaposition of old and new buildings in an historic environment it is important that proposed development should take full account of the character and appearance of the place and use the guidance set out in this document and the useful advice set out in this section of this assessment as a starting point.

Good design does not necessarily mean blindly replicating what is already there nor that an assortment of 'historic' features and details should be 'tacked on' to new buildings. It is very important that scope be given to the inclusion of architectural invention and initiative as this can provide distinctive buildings that show an evolution of architectural history. New development should, regardless of building type or proposed use, reflect the proportions, scale and massing of the existing buildings in the conservation area.

The Commission for Architecture and the Built Environment (CABE) and English Heritage published a document in 2001 entitled 'Building in Context: New Development in Historic Areas'. This sets down some useful guidelines as to what constitutes good modern design in conservation areas and the following basic principles apply:

- New development should relate to the geography and history of the place and the lie of the land. This should all be based on a careful evaluation of the site. In Baildon and Station Road conservation areas the dramatically sloping topography on which they are set means that buildings are an important factor in the formation of views and vistas in and out of a conservation area. This should be taken into account when proposing new development.
- New buildings and extensions to existing buildings should be located within the site in a similar way to the general form and pattern of buildings in the surrounding area. In some parts of Baildon conservation areas this could mean an irregular and organic layout or in others a more grid-like, planned format.
- Important views and vistas should be preserved. Key buildings should be kept visible and spaces between buildings maintained where they allow important visual linkages across the settlement.
- The scale and proportions of neighbouring buildings should be fully considered and respected. In Baildon there are variations in building height according to status, original function and age. The industrial buildings tend to be the largest, dominating the buildings around them and contrasting with the two-storey cottages and farmhouses. It is important that new development should not be inconspicuous by ignoring the scale and physical relationships of the buildings around it.
- Materials and building techniques should be of the highest quality possible.
- New buildings should not intrude upon areas of open space which have been identified as contributing to the character and interest of the conservation area.

Shop Front Design

Fully detailed design guidance for shop fronts and signage in Baildon conservation area will be produced, however the general principles of good design in relation to retail frontages are as follows:

- Where possible, new shop fronts should be based on historical evidence of original details

or if there are none remaining, an assessment of typical detailing for a building of its age.

- The use of timber for pilasters and either timber or stone for stall risers beneath the shop window. Tiled or plastic stall risers and pilasters are inappropriate and visually detrimental to the streetscape.
- Where possible, retain all existing traditional detailing to the window frames and doors and maintain original window patterns.
- Existing door recesses should be retained as these are traditional in Baildon.
- Signage should be timber and painted. Hanging signs are usually acceptable where they utilise the above materials and are of an appropriate size. Internally lit or flashing signs are overly dominant and detrimental to the character of the building and the streetscene. Externally lit signs may be appropriate in some circumstances but lighting and fascia signage should not intrude upon the streetscene or dominate the frontage of the building.
- Care should be taken with the incorporation of security measures. Shutters will generally only be permitted inside the display window. There is a presumption against solid roller shutters as they create a 'dead' frontage which lacks visual attractiveness and has a negative impact on the character of the building and conservation area.

10.3 Conservation Area Boundaries

In preparing this Conservation Area Assessment document, the boundary of the conservation areas in Baildon were assessed by the Conservation Team in order to determine whether it covered a cohesive area of special architectural or historic interest and follows property boundaries and physical features. All boundary suggestions received during consultation were visited by the Conservation Team in order to determine whether it would be appropriate to amend the conservation area boundaries. This process has resulted in a number of changes to the original conservation area boundaries, which were designated in 1981 with little or no explanation as to why these particular boundaries were chosen.

Baildon Conservation Area:

- **Exclude The Leys.** This area of attractive new housing development is located to the west of High Fold. It is modern and is of no special architectural or historic interest and lacks the strength of character to warrant inclusion within the conservation area boundary.
- **Exclude the building to the north of East Parade and east of the Malt Shovel public house.** This modern commercial building replaces an earlier works/mill which once stood at the end of Laburnum Lane. This building is of no special architectural or historic interest.
- **Exclude 1-27 and 2-4 The Grove.** These dwellings are of a type commonly built around the middle of the last century and are semi-detached and built of a combination of redbrick and render. These buildings, although attractive, are of no special architectural or historic interest and are in a modern suburban estate layout which is distinct from the traditional forms of development within the conservation area. The buildings materials used at The Grove are not traditional to Baildon, strengthening the distinction between this area and the historic core of the village.
- **Exclude the Builder's Yard at Westgate, West Court, 37 to 43 Westgate, the Doctors Surgery on Newton Way and the cottages at West View and Tentercroft.** These buildings are located to the west of the conservation area. **West Court** is a modern housing development which stands at the end of Westgate and **37 to 43 Westgate** are a short row of 20th century semi-detached houses which again lack the historic character and architectural interest to warrant inclusion within the conservation area. These properties also use building materials which are not traditional to Baildon. The **Doctor's Surgery** on Newton Way is a building which is modern in its form, massing, features and detailing and is therefore of no special architectural or historic interest and does not relate to the historic development of Baildon. The painted and rendered building at the **builder's yard** shares a similar character, although it dates to the first half of the 20th century.

Further west is **Tentercroft**, a terrace of late 18th / early 19th century cottages built from hammer-dressed stone and with stepped stone slate roofs. These are an attractive row of

cottages but unfortunately have lost many of their original features, such as timber doors and windows and details such as mullions and full-height chimneys are missing. Whilst these cottages are attractive, the extent of modernisation and alteration to these cottages has cumulatively undermined their traditional character and appearance. In addition, it would be impossible to include these properties within the conservation area without also including other properties and spaces which are of no special architectural or historic interest.

- **Exclude Batley Court.** The development of three detached houses built in the former grounds of Batley House on Hallcliffe. These modern stone-built dwellings were constructed in the last decade of the 20th century using natural materials but are of a fairly generic design. These attractive modern buildings are therefore of no special architectural or historic interest.
- **Exclude 37-41 Kirk Drive; 3-5 Butler Lane; 12 Whitelands Crescent; 30, 30a, 30b, and 30c Browgate; 1-2 The Croft; and 32-38 Browgate.** These properties are all modern houses to the east of Browgate and to the south of Butler Lane. These houses are all large detached and semi-detached properties which are attractive and set in spacious grounds. The modern features and detailing of the houses and their suburban layout and form means they have a character which is distinct from Baildon Conservation Area. These attractive buildings are also of no special architectural or historic interest.
- **Include Church Bank, Church Hill:** This detached villa was built in the first decade of the 20th century. It uses traditional building materials such as local sandstone and blue roof slates and contributes to views around Church Hill.

Station Road Conservation Area:

- **Include Struan Lodge.** This early 20th century dwelling is located on the south side of Station Road. This property is well hidden from view by the topography of the land and the trees that surround the house. However, the house has been constructed in the Vernacular Revival architectural style which was popular around the start of the 20th century and it is considered to complement and further enhance the character and interest of the conservation area, which contains a villa style residences of a similar age.
- **Include the rear garden and detached garage at 40 Station Road.** 40 Station Road is an attractive, Grade II Listed mid-18th century house which occupies a prominent position on Station Road. The proposed conservation area boundary included the house, but did not include all of the rear garden and the garage belonging to the house, which are situated within a stone boundary wall. As conservation area boundaries should not split individual property boundaries into two, it is logical and practical to include all of the garden and garage of 40 Station Road within the conservation area.
- **Exclude 1, 3 & 5 Barnsley Beck Grove.** These late 20th century detached dwellings are built from buff coloured bricks and concrete roof tiles. These materials are not traditional to the conservation area, and the modern form and detailing of these houses mean that, although attractive, these houses are of no special architectural or historic interest.
- **Exclude 49, 51 & 53 Kirklands Road.** These three modern detached houses were built in the grounds of Ingfield around 1995. They are built of stone with blue slate roofs but are of a contemporary and fairly generic design and are thus of no special architectural or historic interest.
- **Exclude Montrose, Station Road.** This mid-20th century house has been built from modern materials and has an unusual split-level layout. The house is of a very different character to the buildings included within the conservation area boundary and it is therefore logical to exclude this property from the conservation area.

10.4 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the village and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The proposals are listed in order of priority (most important first) as identified by members of the community who took part in the consultation in preparing this document:

- **Retention of Original Features.** In Station Road conservation area there are several unlisted buildings that have retained many of their traditional features such as timber-paneled doors, timber sash windows and stone mullions. Features such as these vastly increase the historic interest and uniqueness of the buildings and this consequently has a wider impact on the character and appearance of the conservation area.

In some parts of Baildon and Station Road conservation areas many of the unlisted buildings traditionally have replacement details such as windows and doors in less sympathetic materials and styles. In some cases external stonework has been painted or rendered and boundary walls and railings replaced with hedges or fencing. The resulting appearance is at odds with the character and age of the buildings and consequently this has harmed the appearance and character of the area on a wider scale. Other features such as natural roofing materials, chimneystacks and clay pots are also of much interest in the conservation area.

Where original features still exist property owners should be offered advice as to how best to maintain them, as repair of traditional features is always preferable to replacement. However, if replacement has become the only option a guidance note offering practical advice to home owners would be very useful. This could suggest appropriate types of door, window etc for a particular age and type of building.

- **Highway Enhancement.** Towngate and Browgate are busy roads and have been engineered to cope with large volumes of traffic. Located around the roundabout at the centre of Towngate and on the approach to it along Browgate and Northgate is an abundance of signage, traffic islands and railings that are there to aid the motorist and pedestrian but create a cluttered appearance. At present 'Pelican' crossings are provided to allow pedestrians to cross the road, however cars often fail to stop and pedestrians have an arduous journey from one side of Towngate to the other. The appearance and feel of Towngate is very much that of a car-dominated environment and this is at odds with the historic character of many of the surrounding buildings and streets.

Thought should be given as to how the area could be made more permeable for local residents and whether the volume and flow of traffic can be rationalised in any way. The utilitarian metal railings surrounding the pavements at the junction do little to enhance the scene. The replacement of the metal railings with a more sympathetic design in a darker colour could be considered in order to minimise the visual impact. The replacement of some areas of tarmac and concrete with natural stone, such as kerbstones in key areas at the heart of the conservation area could also enhance the appearance of the place.

- **Design Guidance for Commercial Properties.** Baildon conservation area contains a good number of retail properties located around Towngate, Northgate and Westgate. These provide a wide range of local services and retailing, and are an important element of the area's bustling and vibrant character. Some of the retail units have maintained attractive and appropriate styles of shop frontage and signage that are in keeping with the age and style of the building. However, some have more modern uPVC and aluminium shop frontages which tend to be a poor comparison to the finer detailing and proportions of the traditional timber shop front.

The use of overly dominant and insensitive types of signage is visible on a number of properties around Towngate and Westgate. The use of uPVC box signage and bright internal lighting are often incompatible with the character of traditional buildings and historic areas and can dominate a

streetscape. Advertisements are nevertheless important to commercial vibrancy and are an integral part of the character of the conservation area, however the use of timber painted fascia signs and the careful use of external lighting can enhance rather than detract from the visual interest of the area.

The production of design guidance for shop fronts and commercial signage will inform developers and property owners of good practice in relation to design and help ensure that future developments complement the buildings on which they are situated and the character of the area.

- **Environmental Enhancement – Car Parks.**

Within Baildon conservation area there are two car parking areas – the large car park to the east of Browgate and the smaller area to the northwest of Towngate as well as a number of smaller parking areas around the edge of the conservation area boundary. Car parks, by their nature tend to lack character and visual interest and the unbroken expanse of concrete or tarmac surfacing further exacerbates this situation. The car park adjacent to Browgate has a particularly negative impact on the character of the conservation area as it is located at the very heart of the conservation area and is consequentially the more visually prominent of the two.

It is recognised that car parking is a necessary requirement in Baildon and in the absence of any other suitable but less prominent sites, the improvement of the boundary treatment of the car park and better screening and surfacing materials could enhance greatly this particular site.

- **Environmental Enhancement - Towngate.**

There are two small areas of hard-surfaced open space to the north of Towngate that would benefit from enhancement in order to make a positive contribution to the character of Baildon conservation area.

The first is the area to the front of Glendale House. This area contains the listed stocks and cross base and is primarily surfaced with concrete flags. It is surrounded by roads and effectively cut off from Northgate itself by the bus lay-by. It contains seating and a litterbin but appears underused and the weeds growing

between the flags give it a neglected air. The area would be vastly improved and probably more frequently used if it were physically linked to the surrounding pedestrian areas and not cut off by roads. The stone cross base and stocks should be better utilised and made into a historic feature and the use of stone surfacing or soft landscaping would enhance the appearance of the space.

To the north of Glendale House is another area of open space that is situated to the front of 12-18 Northgate. This area is surfaced with tarmac and has a number of young trees planted along its southern edge. The eclectic assortment of street furniture and signage and the bland surfacing undermines the appearance of what could be a useful and attractive area. The replacement of the tarmac with stone flags and the rationalisation of street furniture would improve the area vastly. The 1930s red K6 telephone box could be made into a feature and careful use of landscaping could improve the attractiveness of the area greatly.

- **Guidance Notes on the Repair and Maintenance of Historic Buildings.**

There are numerous traditional buildings in Baildon and Station Road conservation areas that are constructed in the local vernacular style. Some of these buildings have unsympathetic replacement features and have undergone well-intentioned but on occasions inappropriate repair. Of particular concern is the repointing of stonework with cement mortar as this contributes to the erosion of the softer sandstone. Repair works to stone slate roofs is another area where attention and advice would be beneficial. The turning of stone roofs is considered to be bad practice as this exposes the porous underside of the slate resulting in increased water damage and erosion. The changing pressures on the slates can also cause the stone to crack.

The production of a guidance note on the repair and maintenance of stone buildings, particularly vernacular style properties, of the region would increase awareness of fitting repair techniques and give property owners the confidence to maintain their property in the correct way.

Glossary of Architectural Terms

Architrave: The lowest part of the entablature. The term is also commonly used to describe a moulded surround to any opening, but is usually applied to a door or window opening.

Ashlar: Dressed stonework of any type, where the blocks have squared sides, carefully squared corners, and are laid in regular courses, usually with fine joints. The faces of the stones, called ashlar, are generally smooth and polished, but can be tooled or have a decorative treatment.

Bracket: Any projection from the face of a wall whose purpose is to support a structure or object.

Chamfer: Narrow face created when stonework is cut at an angle, usually 45 degrees, but sometimes hollow (ie concave) or ovolo (convex).

Copingstone: Top course of a wall designed to prevent water penetrating into the core of the wall. Copes are often shaped i.e. half - round or saddle - backed, and can frequently be quite decorative. Tabled coping usually refers to a flat copingstone. Tabled coping is usually seen on a gable end of a building as opposed to on a freestanding wall.

Cornice: In Classic Architecture the top, projecting, horizontal division, usually between two columns.

Dentil course: Rectangular projecting blocks (dentils), tightly spaced like teeth, usually below cornices (from Latin, *Denticulus*, a tooth).

Entablature: Essentially a beam that spans between columns. Literally it means something laid upon a table, i.e. flat.

Gable: The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.

Hammer-dressed: Stonework, hammered to a projecting rock-faced finish, sometimes also known as bull-faced.

Hoodmould: Projecting moulding over an arch or lintel designed to throw off water, also known as dripstones.

Jamb: The sides of a window or door opening. Monolithic jambs are usually constructed of a solid slab of stone and tie-stone jambs are made of two

pieces of stone divided by a smaller stone block at right angles to the doorframe.

Keystone: The large stone at the centre of the arch, often larger and decorated.

Kneeler: The sloping tabling which caps a gable and is upstanding above the plane of the roof and is usually moulded or carved.

Light: The framed part of a window opening. In a medieval timber framed building, a window would be formed by several lights separated by mullions.

Modillion: A small bracket, sometimes scrolled, sometimes clock-like, set at regular intervals in the underside of a cornice.

Mullion: Upright member dividing the lights of a window.

Nave: The western limb of a church, where the congregation meets.

Pilaster: The flat version of a column, consisting of a slim rectangle projecting from a wall. Often used on shop frontages.

Quoin: Stones larger or better shaped, than those of which a wall is composed, used to form the corners of walls or door and window openings. Laid in an arrangement of headers and stretchers on alternate courses, this gives strength to the build, and allows the face work of the walling to tooth into the corner.

Rock faced: Stonework dressed in such a wall to make it look natural.

Rubble walling: A term used to describe any build where the stones are not fully dressed. Can vary from stones that are wholly natural in shape to stones that have been roughly squared, can be completely random or coursed.

Sash: A form of window in which two sashes, separated by parting beads, slides within a frame, the case, counterbalanced by weights hung on ropes, the sashcords. The glazing slides in two parallel frames within the case, the upper sliding outward of the lower. The projection of the top sash beyond the bottom sash traps a certain amount of shadow that gives the sash and case window a very satisfying 3-D effect.

Setts: Square blocks, usually of granite but sometimes of hardwood for silence, forming a street surface. Setts were set on edge, close together, and they tapered slightly towards the bottom. Sides were never quite smooth, and laying them to achieve a tight joint, is a very skilful business..

Spandrel: The triangular shaped infill contained by the side of an arched opening.

Stringcourse: A shallow (usually stone) moulding continued across a whole facade which may be defined by its position e.g. sill or impost course.

Transept: In a cruciform church, the transepts form the arms of the cross.

Vernacular: An indigenous building constructed of locally available materials, to local detail, usually without the benefit of an architect. Somehow it is now taken to imply a fairly humble or practical origin, but this is not the case.

Vista: A distant view through or along an avenue or opening.

Voussoir: The radiating wedge-shaped blocks forming the arch.

Further Reading

Historical Sources

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Appendix 1:

Maps of Conservation Areas

Appendix 2:

List Descriptions of the Listed Buildings in Baildon and Baildon Station Road Conservation Areas

NB: all listed buildings within Baildon and Baildon Station Road Conservation Areas are Listed Grade II.

Bank Walk House

Bank Walk

House. Late C15 or early C16 timber-framed house enclosed in stone, early C17 with mid C18 and late C20 alterations. Large dressed stone irregularly coursed, stone slate roof. 2-storey front, single-storey rear. 3-room plan. Weathered plinth, 2-light flat-faced mullioned window of 1st cell cuts into plinth; 1st floor blind. Doorway with tie-stone jambs has large original door lintel above with broad chamfer. To right of door is blocked window. 2nd cell has 3-light flat-faced mullioned window with slightly recessed mullions with 3-light double-chamfered mullioned window above to 1st floor. 3rd cell has 2-light chamfered mullioned window, 1st floor blind. Central stack to ridge and one to right gable. Rear has 2-light window to left of 2 storey gabled porch with cyma-moulded band and 2-light flat-faced mullioned window to porch chamber. Low outshot to right-hand end for C19 added cellar partly sunk in ground.

Interior: 2 bays retain posts on padstones with straight-braces to arcade-plate and tie-beam. 3rd cell has aisle open to roof. Post built into front wall indicates that it was fully timber-framed with a rear aisle originally. The only visible truss is a reused king-post truss with a new tie-beam but with convex curved principal rafters. The truss appears to have been moved to one side of its original position indicated by the halving for it on the arcade-plate. The roof, although reset at a shallower pitch, contains some of the original rafters which are halved to receive collars. There is no ridge-tree. Though the remains of the timber-frame are fragmentary it is nevertheless an interesting and rare survival in this region.

Nos 2 and 4

Brook Hill

Handed-pair of cottages. Early C19. Hammer-dressed stone, stone slate roof. 2 storeys. Each has doorway with tie-stone jambs, to each end, and 2-light flat-faced mullioned window with 2 single-light windows above. Central stack to ridge. Included for group value.

Nos 22, 24 and 26

Brook Hill

Row of 4 cottages now 3 dwellings. Mid-late C18. Hammer-dressed stone, stone slate roof. 2

storeys. Four 1st-floor windows. All are flat-faced mullioned windows with slightly recessed mullions. Four single cells, each with doorway with monolithic jambs. 3-light window with 4-light above. No 26 has lower roof and inserted bow window, mullions removed. 3 stacks to ridge. Rear: mostly altered windows. No 26 retains 2-light window to each floor with original leaded lights.

Interior: stop-chamfered spine beams.

Baildon Moravian Church

Browgate

Moravian Church. C1868 by Samuel Jackson (Bradford). Dressed stone, Welsh blue-slate roof. Simple Gothic Revival style. The north gable has main entrance with pointed-arched doorway with inner chamfered jambs with cusped lintel. This is flanked by cusped lancets. Above doorway are a pair of plate tracery 2-light windows with trefoils to heads, flush with relieving arches in gable which is coped with kneelers and surmounted by bellcote. Return walls have 4 bays of 2-light cusped windows with trefoils; corbelled gutter brackets. Steeply-pitched roof with 4 gabled vents with pierced work to arches of louvres.

Interior: note inspected.

Particularly prominent hill top site with terraced approach. Replaces a church of 1806.

W P Baildon, Baildon and the Baildons, (1913) Vol I, p31.

D Linstrum, West Yorkshire Architects and Architecture (1978) p379.

Nos 9 (Wesley House) 11 and 13

Browgate

Former Wesleyan Methodist preaching house now restaurant (No 9), attached to 2 cottages now workshop and office. No 9 and No 11 dated 1755, No 13 early C19. Hammer-dressed stone, stone slate roof. Two storeys. Forms a U-shaped block with No 13 to left. This has 2 bays. Doorway with tie-stone jambs in 2nd bay. All windows have plain stone surrounds, 4-paned sashes to 1st floor, former shop window to ground floor. Stack to left gable. Set back No 11 has 3 bays. 1st bay has doorway with monolithic jambs, 3rd bay has segmental-arched doorway with voussoirs and skew-backs, bears date and initials "JB". Set between bays is window with plain stone surrounds. Above, three 16-paned sashes. Stack to rear of this range. No 9 breaks forward, gable fronted. Quoins. Ground floor has side shop

window and doorway with wooden surrounds of indeterminate date. 1st floor has tall semicircular-arched window with voussoirs and skew-backs. Coped gable with kneelers. Stack to rear of this range. Attached to left is small 1½ storeyed gabled outshut possibly containing staircase originally.

Interior: 3-bay roof with 2 king-post trusses with deep cambered tie-beams, single angle struts and stop-chamfered curved braces to the ridge.

John Wesley is said to have preached from the 1st-floor window on his last visit to Baildon on Saturday, 22nd July 1786 (LA Page, p 83).
J La Page, The Storey of Baildon, 1951.

Butler House Butler Lane

House. Late C18 or early C19. Hammer-dressed stone, stone slate roof. 2 storeys. 2-cell plan double depth. Raised quoins, plinth and sill bands, moulded eaves cornice. 3-bay symmetrical facade. Doorway with pilasters, entablature and open pediment has fan-light and 6-panel door. To either side 2-light flat faced mullioned windows with slightly recessed mullions. Those to ground floor have lowered sills. Single-light window over doorway. All windows formerly sashes. Coped gables with stacks. Built in to wall to left of front door is decorative date plaque initialed and dated "TB " 1726, reused from an earlier cottage when it was demolished nearby.

Butler Cottage and Butler Farmhouse Butler Lane

Also known as No 35 and 37 Church Hill. House, now 2 dwellings. Mid C17. Hammer-dressed stone, dressed quoins, stone slate roof. 2 storeys with single-storey outshut to rear. 2-cell, gable-entry plan. Three 1st-floor windows. All are double-chamfered mullioned windows, those to ground floor have hoodmoulds. 1st cell (Butler Cottage) has former 5-light window with lowered sill altered to 2 lights and with inserted doorway. 3-light window above. 2nd cell has 6-light window (lacking a mullion), 4-light window above; inserted doorway with French windows to left of 2-light fire-window (lacks mullion) with 4-light window above. Coped gable with kneelers and stack to right. Rear has low sweeping roof with 2-light window (blocked) to left of doorway with tie-stone jambs (blocked). Other 2-light window (blocked) and 2 later inserted windows. Right-hand return wall has wide doorway with tie-stone jambs (blocked) forming original gable-entry. Set above is taking-

in-door with tie-stone jambs, partly blocked to window. To left, doorway with tie-stone jambs.

Interior: Cottage has stop-chamfered spine-beam and moulded beam with groove to its soffit for board and muntin paneling a small section of which survives. Basket-arched fireplace with stop-chamfered surround. King-post truss with single-angle struts. 1st-floor chamber has C18 fireplace (probably when Butler House (q.v.) was built) with architrave and moulded shelf with a 2-light double-chamfered mullioned window now blocked by Butler House. Farmhouse has the continuation of same chamfered spine-beam as in cottage. This has scarf-joint to north-east end, evidence of former bressumer.

Church of St. John the Evangelist Hall Cliffe Lane

Church. 1848 by Mallinson and Healey (Bradford), south tower added 1928. Hammer-dressed stone, ashlar dressings, stone slate roof. Nave, shallow chancel, south aisle partly embracing tower, west porch. Simple Early English style with Perpendicular style tower. Nave has 5 bays of lancets and single-light windows alternating with a 2-light window, offset buttresses. West end has 2 lancets with circular window above with cinquefoil. Coped gable with prominent bellcote and clock. Single-bay chancel with lower roof has 3-light lancet east window with hoodmould. South aisle under separate gabled roof has 4 bays of lancets and 2-light east window with quatrefoil. Coped gable surmounted by carved cross. Porch has pointed-arched doorway with roll-moulding and colonnettes, hoodmould with carved-face stops and decorative wrought-iron gates surmounted by copper cross. Coped gable with kneelers. 3-stage embattled tower has plinth, diagonal buttresses and vice set in junction with aisle. 2-light windows to 1st and 3rd stage (belfry).

Interior: 5-bay nave with arch-braced roof with convex struts. Open arcade to south aisle with pointed arches carried on octagonal columns with moulded capitals, survivals from the earlier C14 church. 6-bay aisle, 1st bay occupied by organ, 5th bay opens into baptistry retaining C14 octagonal font from earlier church. West gallery carried on oak octagonal columns with linking shallow trefoils. Pointed chancel arch with chamfer. 2-bay chancel roof.

Furnishings: Richly decorated wrought-iron chancel screen with gates C1905. Finely carved Reredos C1901. Stained glass; East window representing the theme of charity. Other windows

by Barnett, York C1849. Renewed memorials from earlier church the finest in carved marble to Paul Meyer, a soldier, by Fisher of York c1763. Fine funeral hatchment. Pulpit is C17 with carved oak panels: octagonal on pedestal base with drop finials.

**Moorfield
Jenny Lane**

House. Early-mid C19. Ashlar, stone slate roof. 2 storeys, double-depth with addition to rear. 3-bay symmetrical facade. Doorway with pilasters, entablature and dentil cornice. Above, and to either side, 24-paned sashed windows with projecting sills. Eaves band, gutter brackets. Coped gables with kneelers and stacks. Left-hand return wall has semicircular-arched stair window with impost blocks and keystone.

**No 14
Low Fold**

Cottage. Late C18-early C19. Hammer-dressed stone, stone slate roof. 3 storeys. Single-cell. Gable entry doorway with monolithic jambs to right of single window with plain stone surrounds, same above retaining 4-paned sash. Coped front-facing gable with kneelers and stack. Right-hand return wall has former taking-in door (altered to window) to right of square window with plain stone surround with 4-paned fixed glazing. 3 windows to 2nd floor, one of 2 lights with mullion.

Interior: Unusual oak collar beam truss, presumably to give greater headroom to the top storey which was used for textile manufacture.

**No 16
Low Fold**

Includes No 1b Providence Row. Pair of back-to-back houses. Late C18. Thin coursed hammer-dressed stone, dressed quoins, stone slate roof. 2 storeys and attic. 2-cell, central lobby-entry plan, double-depth with No 16 occupying the rear range of rooms. 3-bay facade with central doorway with tie-stone jambs. To either side 3-light stepped flat-faced mullioned windows with taller central light with 2-paned sashes. Coped gables with kneelers and stacks. Rear has C20, single-storey addition but retains 2 windows with plain stone surrounds to 1st floor. Right return wall has doorway (No 16) with tie-stone jambs to left of 4-light flat-faced mullioned window with recessed mullions. 3-light window above and blocked window to attic.

Interior: Stop-chamfered spine beams. One room has semicircular-arched cupboard with impost block and keystone. 2 queen-post trusses of heavy scantling. A deed of 1815 states that wool stapling, spinning and stuff manufacturing took place here.

**Nos 24/26, 28 and 30 (formerly listed as
Nos 24 and 26, including premises occupied by
Baildon Taxis) and No 28
Northgate**

Pair of cottages, now forming a single dwelling and shop, attached to house in 2 occupations (Nos 28 and 30). Late C18 with late-C19 and mid-C20 alterations. Hammer-dressed stone, dressed quoins, rendered to front, stone slate roofs. 2 storeys. T-shaped with cottages to left. Four 1st-floor windows. Paired doorways with chamfered surround in open wooden gabled porch. Altered shop windows to either side, with 2-light flat-faced mullioned windows with recessed mullions and 4-paned sashes to 1st floor. 2 single-light windows set between above doors. Gable stacks. Right gable extended with doorway to ground floor (No 28) with single-light window above. No 30 breaks forward and has altered fenestration in gable onto street. Single stack to ridge. Rear of Nos 24/26 has outshot and 2-storey wing at right angles. Rear of No 30 has 2 and 3-light flat-faced mullioned windows to 1st floor.

Interior of Nos 24/26 has stop-chamfered spine beams. No 30 has panelled wall with small oak square panels (painted), probably not in its original position.

**Cross-base and shaft of Cross (formerly listed
as Stocks and shaft of Cross Towngate)
Northgate**

Cross-base and shaft of cross. Probably C17 with mid C20 restoration. Cross-base, square on plan with large stone raised on later hammer-dressed stone plinth. Sunk in centre is circular column terminating in square dressed block of stone with domed cap (modern) originally a sundial.

**Stocks (formerly listed as Stocks and Shaft of
Cross Towngate)
Northgate**

Stocks. Probably early C18. Roughly dressed free-stone, wooden rails. Tall rectangular piers with groove on inner sides for rails (probably modern replacements). Not in its original position.

4-storey mill warehouse forming part of the premises of John Peel and Son Ltd Northgate

Mill warehouse. Early-mid C19. Hammer-dressed stone, rock-faced to ground-floor basement at front, corrugated iron roof. 4 storeys. Gable on to road has 2 semicircular-arched cart entries (one blocked). Band above ground floor only. 3 floors above each with taking-in-door with tie-stone jambs, that to top floor has cat-head; to either side single-light window with projecting sill. Left-hand return has 4 bays of similar windows to top floor only. Right-hand return has 5 bays of windows to ground floor and 1st floor and 7 bays to 2nd floor. Later buildings attached to lower floors.

Malt Shovel Public House Northgate

Public house. Late C17 or early C18 with mid-C20 alterations. Hammer-dressed stone, dressed quoins, stone slate roof. 2½ storeys. 2-cell gable-entry plan, double-depth. Gable end to street has left half breaking forward. Right half has wide external stack with quoined angle and offsets. Set in the angle between is Tudor-arched doorway with sunken spandrels (blocked) with oval window with leaded lights above. 2-light double-chamfered mullioned window to right of stack at attic level. Coped gable with kneelers and L-shaped stack with 5 chimney pots. Rear gable is coped with kneelers and stack. Right hand return wall has 2 inserted C20 flat-roofed bay windows with mullioned window set between. 1st floor has former 6-light double-chamfered mullioned window (partly blocked) and 4-light window lacking 2 mullions.

Interior: 2 rooms have stop-chamfered spine beams and floor joists. One large fireplace with segmental arch and stop-chamfered surround; the other room has fireplace of C18 character with monolithic jambs and lintel carried on corbels with moulded surround. Prominently sited in the town.

Barn attached to the rear of the Angel Public House Northgate

Barn. Early-mid C17. Coursed rubble, roughly dressed quoins, stone slate roof. 4-bay barn. Central cart-entry has composite jambs the lintel raised. Mistal doorway to right has composite jambs and large quoined lintel.

Interior: good king-post roof with mostly original purlins and rafters.

Nos 27 and 27A Station Road

House, sometimes known as Elmfield, now 2 residences. Initialled and dated "JAL 1715" (John and Anne Lambert). Hammer-dressed stone, stone slate roof. 2 storeys, five 1st-floor windows, added 1st-floor chamber to left. Quoins. Segmental archway to left end. To right of archway is mid-C20 wood and glass extension; blocked doorway with composite jambs the lintel inscribed "WBAD 1593" (William Baildon). Inserted doorway with wood and glass gabled porch with to either side early C20 tripartite sashed windows. All 1st-floor windows have recessed flat-faced mullions and roll-moulded surrounds of 4 lights, 4 lights, 2 lights (the lintel inscribed with date), 3 lights and 2 lights. Plain gutter brackets, coped gables with kneelers and stacks. 2 other stacks to ridge. Rear has similar windows to front of 2 and 3 lights and two 3-light double-chamfered mullioned windows to 1st floor. Single-storey kitchen wing at right angles has tall gable stack. Right-hand return has 6-light window (blocked) and two 2-light chamfered mullioned windows, one inscribed "DAIRY". Archway leads from back to front and has 3 stop-chamfered spine beams and floor joists supporting oak floor.

Interior: housebody has segmental-arched fireplace with ogee moulding and scarf-jointed spine beams indicating the former existence of a bressumer and firehood. Chamber above has 2 fine C18 semicircular arched cupboards with triple keystone and raised and fielded paneled doors which slide sideways into the depth of the wall. A plaster cornice matches that on cupboard. This room, which has inner porch, was probably a 1st-floor drawing room. Other rooms retain earlier oak-panelled doors of C16 character.

No 29 (Brookhill Stores) Station Road

House, now house and shop. Initialed and dated "B T A 1718" Dressed stone, stone slate roof. 2 storeys with outshut to rear. 2-cell central lobby-entry plan. 3-bay symmetrical facade. Doorway has monolithic jambs and lintel with false keystone. Above is recessed date plaque with above an oval window with raised surround and keystone. To either side, and to each floor, double-chamfered mullioned windows formerly of 4 lights now 2 lights. Those to ground floor have renewed lintels. Coped gables with kneelers. Central ridge stack. Rear has 4-light double-chamfered mullioned window with same above and inserted shop windows to left.

Interior: housebody has large fireplace with wide segmental-arched bressumer with chamfered surround. RCHM (England) report.

No 40 (Crowtrees)

Station Road

House. Mid C18, 2 builds. Hammer-dressed stone, stone slate roof. 2 storeys. Four 1st-floor windows. 3-room plan. Quoins to left cell. All are flat-faced mullioned windows with slightly recessed mullions. From the left: doorway with tie-stone jambs covered by lean-to porch; 2-light window with 3-light above; 4-light (now 2-light window) with same above; doorway with tie-stone jambs (altered to form a window) with 2-light window above; inserted doorway with monolithic jambs has 2-light window above. Single ridge stack between 1st and 2nd cells.

Baildon House

Station Road

Cottage and house, now single residence. Cottage initialed and dated " R H M " 1 7 1 5 (Holden family); House initialed and dated " RH " 1724. Hammer-dressed stone, stone slate roofs, 2 storeys. A long range with cottage to left. This has two 1stfloor windows. Doorway with tie-stone jambs with 2-light flat-faced mullioned window above; tripartite sashed windows with same above; doorway (blocked) with date stone over and semicircular-arched window (blocked). Coped gable with kneelers and weathervane to left. Large stack to right gable. Linking passage to house, breaking forward, has 3-light window to each floor.

House: 3-room plan with four 1stfloor windows. Quoins. Outer bays have mid-C20 canted bay windows with 4-light window above. 2nd bay has altered doorway with date stone over in decorative plaque with single-light window above. 3rd bay has 5-light window to each floor. 1st-floor windows have recessed flat-faced mullions with an inner chamfer. Moulded eaves cornice, copied gables with stacks. One other stack to ridge. Rear of house has arched stair window with impost blocks and keystone and 2-light double-chamfered mullioned window. Left-hand return of house has porch, carried on cast-iron columns, to wide doorway with monolithic jambs and lintel. 2-light window above with single-light 16-paned sashed window to attic.

Interior: most rooms have richly moulded cornices. Stair hall has closed string staircase with wreathed and ramped handrail, slender turned balusters, 2 to

each riser, pair of cast-iron columns the capitals enriched with acanthus decoration. Semicircular-arched doorway with impost, architrave and keystone.

Old Hall (formerly listed as Old Hall Westgate (2 dwellings)

Westgate

House. Mid C17 with early C18 alterations dated 1715 and 1717 with replacement crosswing dated 1908 in keeping. Coursed dressed stone, stone slate roof. 2 storeys. 3-room plan with 3-gable frontage, wing to right projecting. All are double-chamfered mullioned windows. First 2 cells have 3 windows of 3 lights to ground floor and 2 windows to 1st floor of 3 lights and 6 lights with hoodmould. Set between 1st and 2nd cells is inserted doorway with architrave and keystone initialed and dated " JB " 1717 with entablature joining moulded band which carries over ground-floor windows. Coped gables with rainwater spout set between valley and finials to apex and valley. Tall lateral stack to left corner, one other stack to rear range. Crosswing has C17-style fenestration, reused sundial in apex of copied gable with kneelers and finials and lateral stacks, one to each side. Rear has doorway with deep lintel initialed and dated " JB " 1715 composite jambs and stop-chamfered cyma-moulded surround. Hoodmould over door with decorative stops. Set above is cross-window with hoodmould perhaps indicating the original position of the stair. Rear of 1st cell has cross-window with hoodmould with spiral stops and 3-light window to 1st floor. Rainwater spouts set in valleys with lantern finials which are decoratively carved. Gables, the central one having large stack with moulded cornice.

Interior: little of interest except some oak-panelled doors with arched heads.

Prominently sited in the town.

The Old Mill Restaurant

Westgate

Textile-mill and warehouse, now restaurant and flat. Early C19. Hammer-dressed stone, stone slate roof. 3 storeys with attic and basement. 3-bay symmetrical facade. Central taking-in-bay./ Ground floor has tall doorway with tie-stone jambs. 1st-floor doorway blocked. 2nd-floor doorway has projecting tie-stone to left jamb in which is set swivel hoist. To either side on each floor single windows with lintels and sills. Modillioned eaves cornice continues round right gable forming triangular pediment with copied gable.

Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

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

Legislation to Protect the Character and Appearance of Conservation Areas

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

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

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

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

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently adopted its **Unitary Development Plan** (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

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

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to preserve or enhance the character or appearance of the conservation area.

Policy BH8: Shop fronts in conservation areas

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

Policy BH9: Demolition within a conservation area

Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.

Policy BH10: Open spaces within or adjacent to conservation areas

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

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

Policy BH11: Space about buildings

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

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

Policy BH12: Conservation area environment

Changes to the public realm within conservation areas must demonstrate that:

- 1) The design, materials and layout of traffic management and parking areas minimise the adverse visual impact which may arise from such development.*
- 2) New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.*
- 3) Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.*

Policy BH13: Advertisements in conservation areas

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

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

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

Policy BH1: Change of Use of Listed Buildings

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

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

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

Policy BH2: Demolition of a Listed Building

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

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

Policy BH3: Archaeology Recording of Listed Buildings

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

Policy BH4: Conversion and Alteration of Listed Buildings

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

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

Policy BH4A: Setting of Listed Buildings

Proposals for development will not be permitted if they would harm the setting of a listed building.

Policy BH5: Shop Front Policy For Listed Buildings

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

Policy BH6: Display of Advertisements on Listed Buildings

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

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) The advert is not an internally illuminated box.*
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*