



Conservation Area Appraisal

Baildon



This appraisal reviews the Baildon Conservation Area Assessment, which was published in December 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the conservation area assessment.

The next appraisal of Baildon Conservation Area will be undertaken by December 2014.

December 2009

What is a Conservation Area Appraisal?

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

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

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

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

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

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

What is a Conservation Area?

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

Baildon Conservation Area was originally designated in 1981. A review of the boundary was undertaken in 2005 and then adopted in December 2005.

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

- Demolition of unlisted buildings
- Minor developments such as extensions, satellite dishes and boundary walls
- Works to trees

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

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Conservation Area Assessments:

www.bradford.gov.uk/conservationassessments

Listed Buildings:

www.bradford.gov.uk/listedbuildings

Background & Brief History



Moorfield House, Jenny Lane (Grade II listed)

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 timeline summarises the development of Baildon and factors that contribute towards the historical interest of the two conservation areas.

Pre 11th century

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.

12th to 17th centuries

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. 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 the moors around Baildon were mined for coal and 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.

18th to 19th centuries

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.

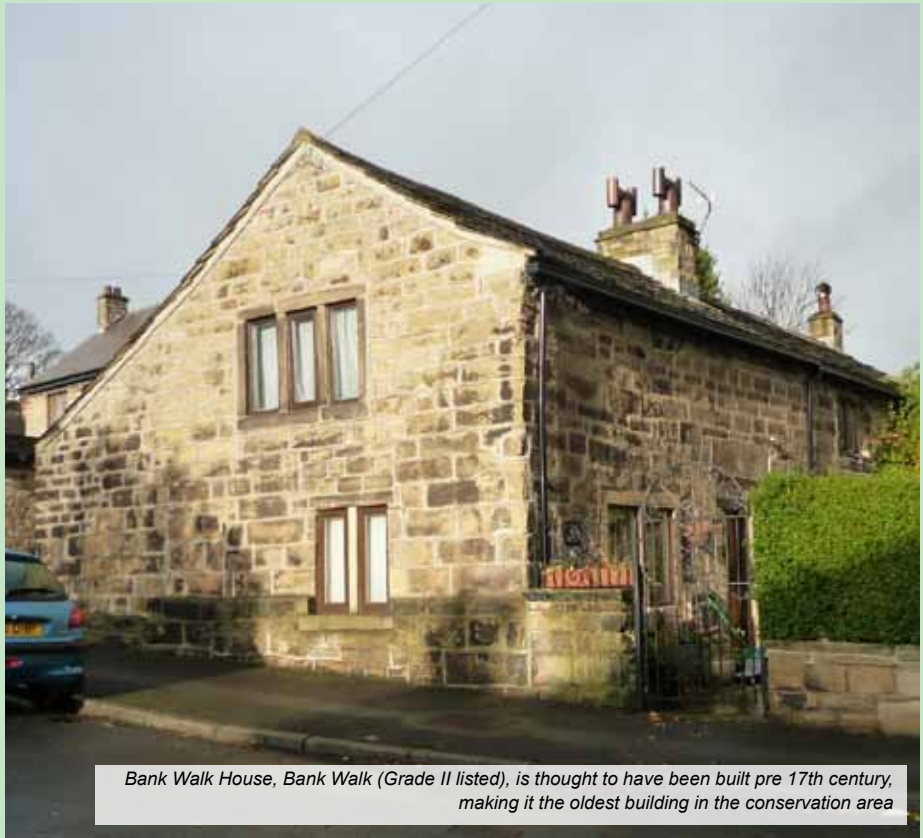
20th century

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. However, Baildon Station Road Conservation Area has remained relatively unchanged, with only a limited amount of new infill development since the beginning of the 20th century.

Key Characteristics

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

- A mixture of 17th, 18th, 19th and early 20th century buildings
- A variety of building types and uses including retail units, offices, churches, mill buildings, industrial premises and dwellings, ranging from modest workers cottages to substantial houses such as Moorfield House and Batley House.
- Traditional natural building materials
- Mature trees located within gardens and open spaces such as graveyards
- Dramatic topography and important views across the Aire Valley towards Bradford.



Bank Walk House, Bank Walk (Grade II listed), is thought to have been built pre 17th century, making it the oldest building in the conservation area



View looking south across the Aire Valley from Church Hill



View looking east along East Parade



Summary of Important Features and Details

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

- Original / traditional architectural detailing reflecting past architectural styles, including mullioned windows, stone corbels, cast iron rainwater goods and some traditional timber windows and doors.
- Traditional roofscape of stone slate roofs, chimney stacks and chimney pots
- Traditional stone boundary walls and gateposts to some buildings
- Streets, lanes and folds of varying lengths and irregular widths create important views and vistas
- Some historic street surfaces, including stone setts and stone flags remain

Current Condition

AUTHENTICITY 71%

- Each historic building in a conservation area will have originally had features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts.
- Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential and retail buildings built prior to 1956 are scored.
- 259 properties were assessed for the purpose of the study; this is 83% of all properties within the conservation area.
- There are 17 listed building in the conservation area which had an authenticity rating of 82%.



*Anti-clockwise from top right:
Stone slate roofs, chimney stacks and chimney pots are important to the character of the conservation area.
Steps to former workshop, Old Hall yard, Westgate.
Stone setts along Butler Lane.
Authentic Victorian door.
Traditional wall, gateposts and gate at 1 Providence Row*

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

Strengths

- Listed buildings, in particular, have retained many of their traditional features and details.
- Traditional roofscape and skyline due to retention of stone slate roofs and chimney stacks and chimney pots.
- Buildings are generally well maintained and there are no seriously neglected buildings.
- Mature trees and have been retained and key open spaces have not been developed.



19 Green Road displays many traditional features and details, including sash windows

Weaknesses

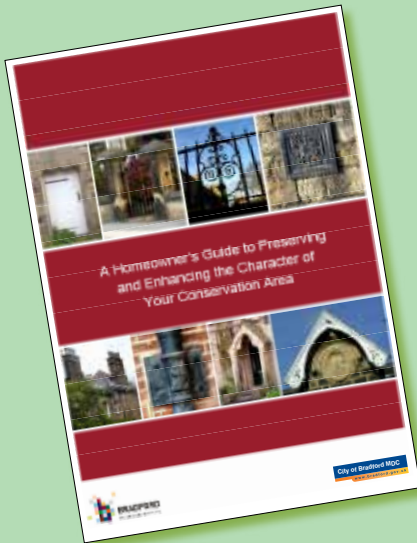
- Most traditional timber windows and doors have been lost and many have been replaced with uPVC.
- Inappropriate modern porches to a few properties.
- Modern uPVC rainwater goods, particularly down pipes.
- The lowering of chimney stacks and removal of chimney pots is harming the roofscape.
- Some houses have large amounts of clutter, such as satellite dishes, alarm boxes and waste pipes.
- Some properties have been inappropriately 'strap' pointed with cement rich mortars.
- Modern street surfaces to most highways.
- The loss of many pre-20th century buildings and disruption to the historic street pattern caused by highway works in the 1960s and 1970s.



The brown PVCu windows and doors installed at Butterfield Almshouses have harmed the character and appearance of these attractive properties

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment, this review, and subsequent workshops and more communication with the Design and Conservation Team.



- Recently published 'Repair and Maintenance Guidance' should help property owners make better informed decisions
- Enforcement action against unauthorised development and works to trees
- Bringing vacant buildings back into use should help to ensure their repair and continued upkeep in the future.

The installation of new PVCu windows and doors will harm the character of the conservation area



There is an opportunity to bring this attractive building, which is set in the heart of the village, back into use

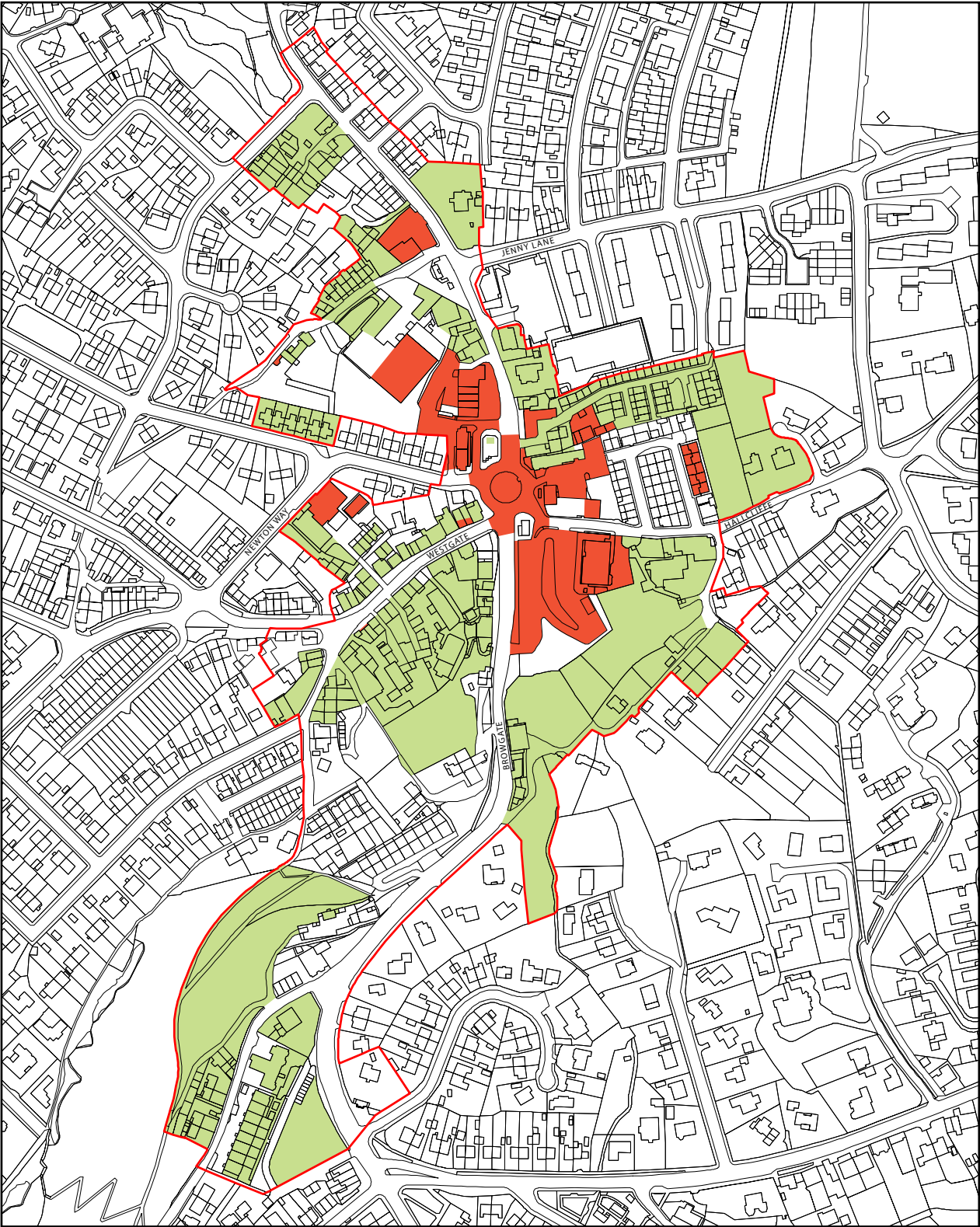
Threats

- The gradual loss of traditional features and details from buildings, including the replacement of remaining traditional windows and doors with PVCu.
- Poor decisions by property owners and the local authority.
- Development of key open spaces and loss of mature trees
- Loss of historic street surfaces including setts and stone curbs



Baildon Conservation Area

Character Contributions



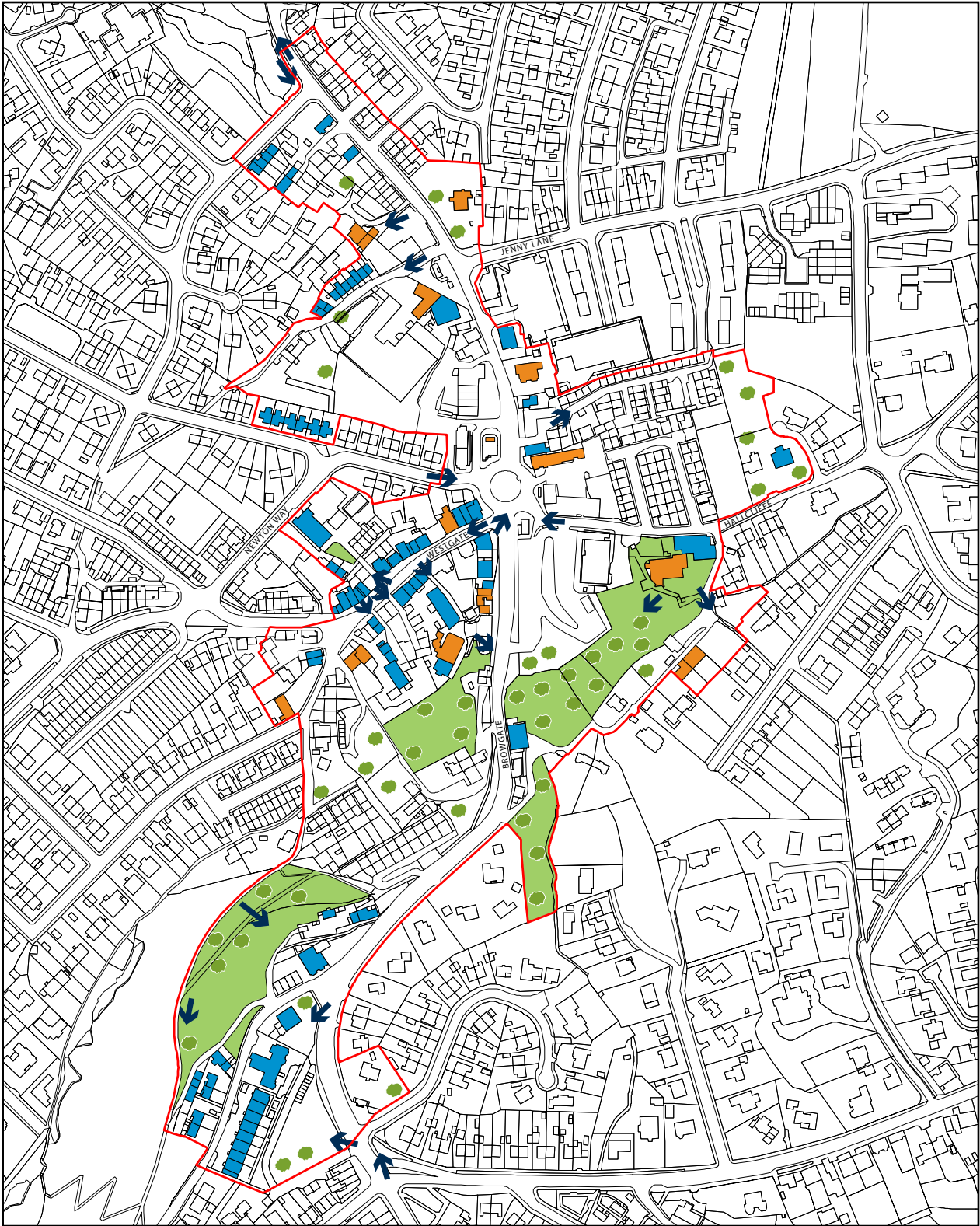
Key

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

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

Baildon Conservation Area

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



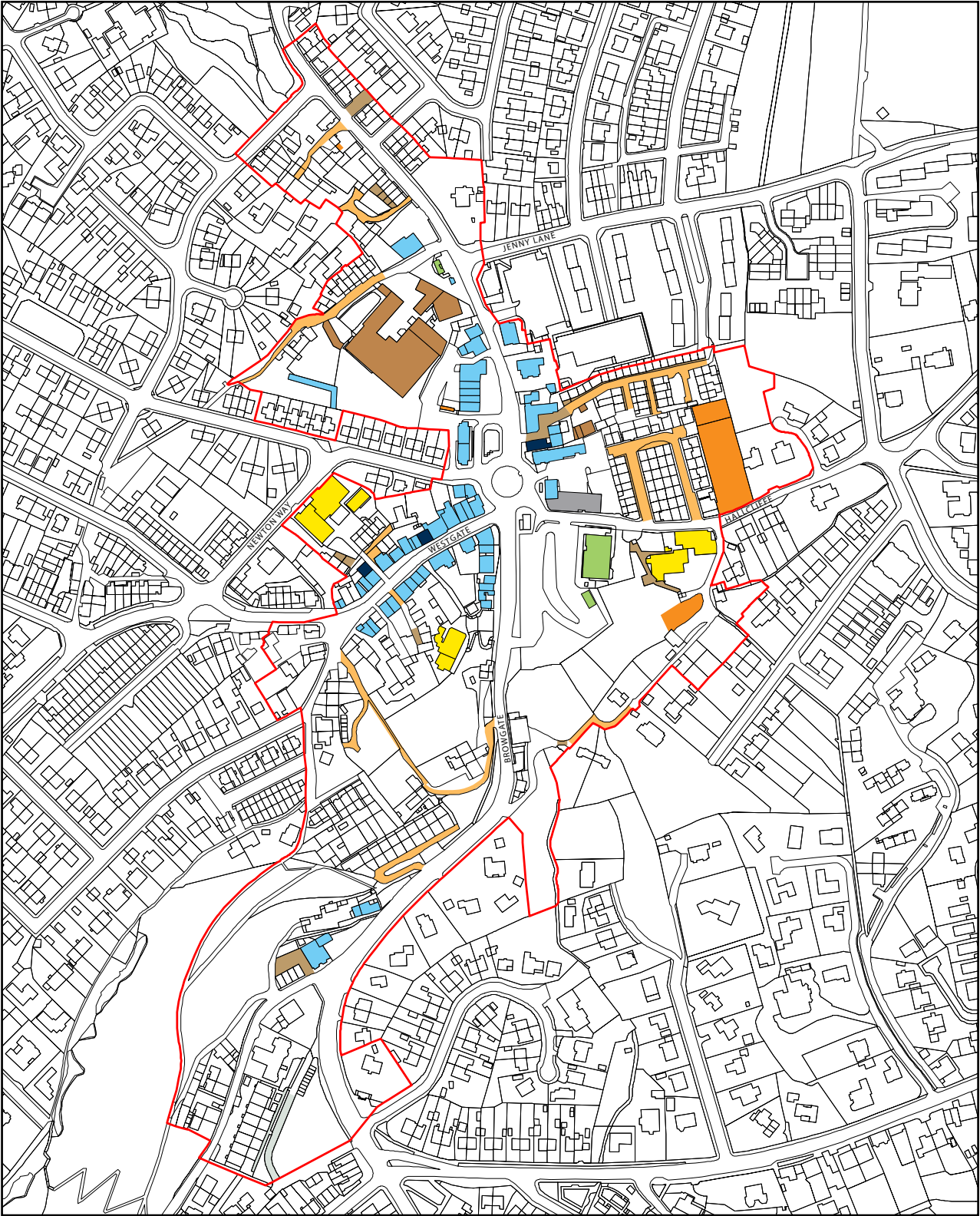
Key

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














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

Baildon Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Vacant building / Floor space		Stone setts / Flags
	Retail / Mixed use building		Other non-residential building		Tarmac / Concrete
	Commercial building		New development		Un-surfaced / Partially surfaced
	Ecclesiastical building		Public / Civic building		Gravel
	Industrial building				

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2005 are detailed below.

Changes affecting the Conservation Area

New Development



A new Vicarage at Church Bank has been constructed on the site of a former Scout hut. The design of the new dwelling and the materials used are sympathetic to the character of the conservation area and has enhanced the appearance of the previously developed site.

POSITIVE



At Beech Cottage, Moorgate, a two storey side extension has been constructed. The design of the proposal is well related to the original dwelling and maintains the character of the conservation area.

NEUTRAL



6a Northgate has been largely rebuilt and now incorporates a pitched roof. The new building is an improvement upon the previously existing building.

POSITIVE



A community garden has been created on land adjacent to Batley House. The work done by the community has greatly improved the appearance of the area.

POSITIVE

Trees and Open Space

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

NO CHANGE/POSITIVE



Buildings

There are presently three vacant shop units but no other vacant buildings known to the Design and Conservation Team. The number of vacant units was not previously recorded by the Conservation Area Assessment in December 2005.



Works to Highways

No significant works to highways have taken place.

NO CHANGE

Boundary

The appropriateness of the Baildon Conservation Area boundary has been reviewed and is deemed to be appropriate at present.

Negative Impacts

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

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



Although 7 Westgate (Grade II listed) is an important historic building, it is in need of general repairs and maintenance, including the removal of inappropriate PVC banners and clutter

Management Proposals

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

The objectives aim to:

- Improve service delivery
- Raise awareness and understanding about the special character of the conservation area
- Improve decision making so that all repairs, developments and alterations result in a positive contribution to the character of the place.

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

	Objective	Actions	Timescale
1	Design and Conservation Team maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2009-2014
2	Improved communication between Council Officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces, highway materials in Baildon	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As resources permit
4	Retain the traditional scale, proportion and character of the shopping/business areas in Baildon	<ul style="list-style-type: none"> • Closer working between the Design and Conservation Team, property owners, Highways and the Rights of Way Team 	Publish in 2007 and review periodically
5	Preserve and enhance features and details that contribute to the character of Baildon	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings will be published by the Design and Conservation Team in 2007 	Review guidance periodically
6	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area • Production of design briefs were appropriate 	2009-2014 As resources permit
7	Monitor Planning Applications to add value to the historic environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service 	Continual
8	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
9	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
10	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> • Design and Conservation Team to review Baildon Conservation Area every five years in line with Best Value indicators 219a 	Review by December 2014

