

BEN RHYDDING

CONSERVATION AREA ASSESSMENT

October 2003

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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 create unique environments that 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. 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 Ben Rhydding in order to fulfil its statutory duty to designate new conservation areas, where appropriate, 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.

This document will provide a framework for the controlled and positive management of change in the Ben Rhydding Conservation Area and form 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 Designations in Ilkley

The town centre of Ilkley has been designated as a conservation area since 1971, though the boundary was extended in 1982 and again in 2002. During the period of consultation regarding this recent extension many requests were put forward for conservation area designation to be considered at Ben Rhydding, in order to protect the heritage and form of this distinct area.

The village of Ben Rhydding has developed over the last four centuries and as a result a number of different building styles are present. These range from the 17th century vernacular cottages that formed the original heart of the village of Wheatley to the stylised Edwardian and Victorian houses and commercial buildings built at the end of the 19th century.

Many of the buildings within the conservation area are particularly well preserved and retain many of their original features. This combined with the unique and dramatic setting of the village at the foot of Ilkley Moor affords the area a special character and sense of place that merits protection.

Following a period of assessment and public consultation the move was taken to designate a conservation area at Ben Rhydding. This was formally approved by the Keighley Area Committee on the 29th October 2003.

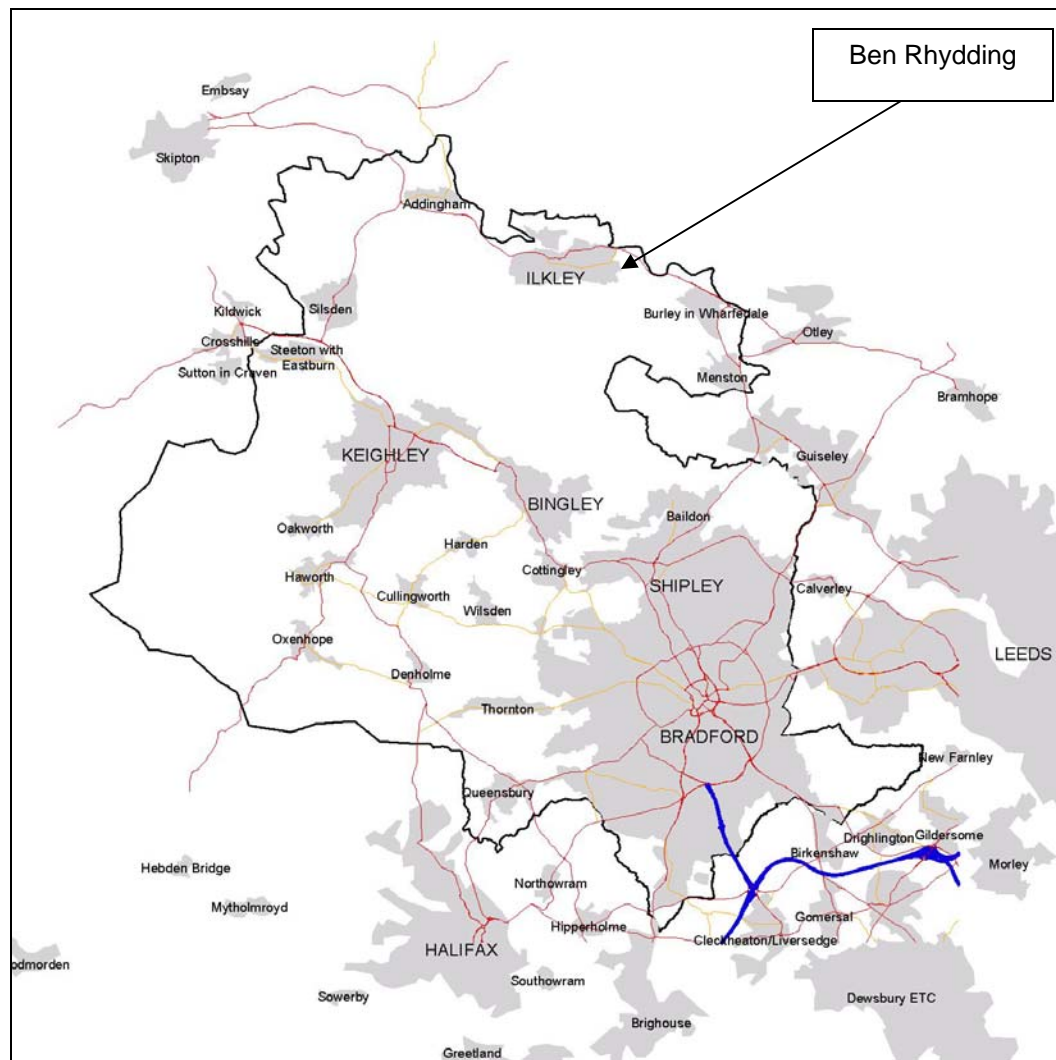


End terrace houses on Wheatley Avenue and Bolling Road.

2. Location and Population

The village of Ben Rhydding is situated in a picturesque setting about 1 mile to the east of the centre of Ilkley and about ten miles to the northwest of Bradford. To the south of Ben Rhydding is Ilkley Moor, which rises up dramatically and almost seems to cast a shadow over the village below. Immediately to the north of the village is the railway line and beyond this the River Wharfe.

At the time of the 1991 census the population of Ilkley Ward stood at 13,530. The population of the conservation area itself is estimated to stand at around 355. From information provided in the 1996 mid-Census survey, the Ilkley Ward appears to have a relatively old population with 56% aged 40 or above (compared to 40% in the district as a whole). It is a predominantly white area (99.1% in 1991) with a small ethnic minority.



Map of Bradford District showing Ben Rhydding in relation to surrounding settlements

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 area, such as the street pattern, built form, archaeological remains and detail. If the area has associations with an historical figure or event, or has traditionally been of local importance, as a meeting place or cross roads, its historic interest can be considered to be greater. The quality of what has survived naturally has a bearing on its level of interest. The following summarise the factors that make the area covered by the Ben Rhydding Conservation Area of historical interest:

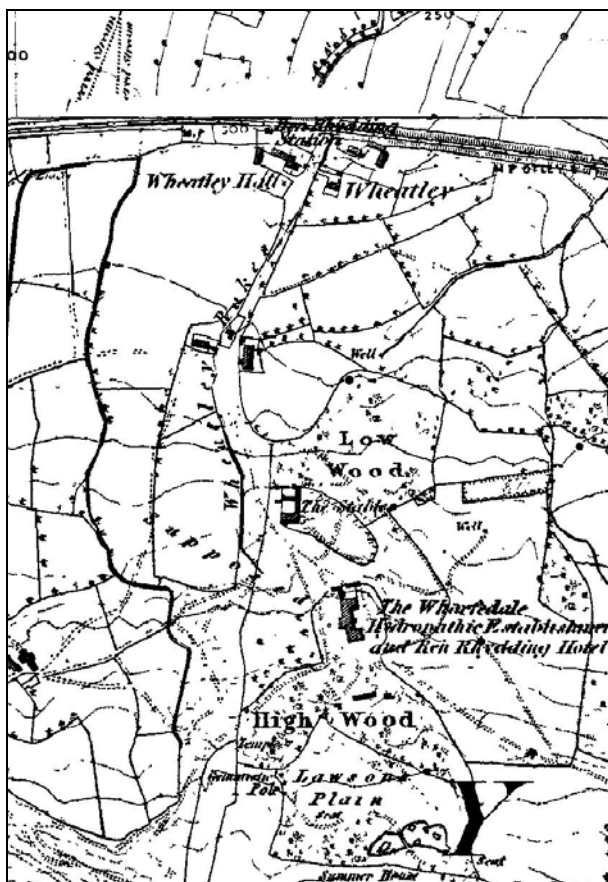
- *It is known that Romans were present in the area around Ilkley in the first century AD and a number of archaeological artefacts have been found in and around Ilkley.*
- *The village of Wheatley (as it was known prior to the 19th century) originally existed as a small rural community within the ancient Parish of Ilkley. Until the middle of the 19th century Wheatley consisted of around a dozen buildings, mainly farmsteads and workers cottages.*
- *The area became renown for the curative powers of the local spring water. The country's second hydropathic facility was constructed at Wheatley in 1844, which had a dramatic effect on the economic status of the settlement. Shortly afterwards the village became known by the name of the hotel, Ben Rhydding.*
- *Ben Rhydding grew dramatically at the end of the 19th century and in the early 20th century. The Victorian and Edwardian developments stand as testament to a significant age in Ben Rhydding's development and are evidence of the economic and social changes of the day.*

The presence of the **Romans** in the area around Ilkley is well documented. An important fort was constructed around the first century AD to guard the junction in the Roman road system where the north-south route across the Wharfe met one of the main east-west trans-Pennine roads from Ribchester to York. At this junction a settlement was developed, probably along the present line of The Grove and was known as Olicana. Many Roman artefacts have been in the area and appear to confirm this.

The village of **Wheatley** (as it was known prior to the 19th century) was part of the ancient Parish of Ilkley, which fell into the Skyrack Wapentake. Wheatley was one of many small rural communities located around the periphery of the village of Ilkley and little was reported of it until the middle of the 19th century.

Early maps of the area, such as **Jeffries Map of Yorkshire** (1775) show only one building within the hamlet named as 'Wheatley'. This building is located to the west of Wheatley Lane and is most likely to be Wheatley Hall, a high-status manor house built in the 17th century for the Bolling family.

The first **Ordnance Survey map of 1852** shows a hamlet consisting of two small groups of cottages and other buildings. One group is situated near to present site of the Wheatley Hotel, and the other is further south around the railway station. Some of these buildings are still standing today, including Wheatley Hall (Grade II listed) and the dwelling on the corner of Moorfield Road and Wheatley Lane. The two cottages at the end of Long Croft are still in existence and are also Grade II listed buildings.



Extract from the first Ordnance Survey map of c. 1852 showing the tiny hamlet of Wheatley to the north of the newly constructed Ben Rhydding Hydropathic Hotel.

One very notable addition to the map of 1852 and those up until the mid-20th century is that of the **Ben Rhydding' Hydropathic Hotel**. This large, baronial-style building was set within extensive grounds to the south of the hamlet of Wheatley and was used as a hotel in which guests could receive the 'cold water' hydrotherapy treatment.

Ilkley became famous for its **water cures** and treatments following the discovery of a spring at White Wells in the 17th century. The water from the spring was said to have healing properties that could cure ailments and diseases ranging from depression to arthritis.

The fame of the water cures and clean air drew huge numbers of visitors to Ilkley. Reference to one of the many contemporary guidebooks of that time gives us the reason for this influx of visitors and Ilkley's phenomenal popularity:

"Ilkley has now gained great celebrity on account of its cold spring, which gushes out of the hill behind the village with great force; this spring has preformed many wonderful cures, it is of great

benefit in scorbutic and cutaneous disorders, and also in relaxed cases. It is much frequented during the summer, as well for health as for pleasure."

As a result hotels, boarding houses and other associated businesses sprang up in and around the settlement. In 1801 the population of Ilkley stood at 426 and by 1901 it had increased 17-fold to 7433, five times the population growth shown by the nation as a whole.

The introduction of a new form of water cure known as '**hydropathy**', a so-called scientific treatment that consisted of a strict system of bathing and drinking in austere conditions further increased Ilkley's popularity.

In 1843 a wealthy local man named Hamer Stansfield set up a company to build a hydropathic hotel in the vicinity of Ilkley. They settled upon the village of Wheatley and the necessary land was purchased from the Bolling family of Wheatley Hall. They purchased a large area stretching from what is now Ben Rhydding Drive to the top of the golf course. The hotel buildings were constructed towards the south of the grounds and at the end of a long driveway that led off Wheatley Lane close to the present Methodist church. The large stone gate piers are still standing and provide the entrance to Ben Rhydding Drive.

The building of the hotel was undertaken at a great pace and the official opening took place a year after it had started in March 1844. The hotel was constructed in a **Scottish Baronial style** and consisted of a central portion with a tower and two wings. The hotel was named the '**Ben Rhydding Hydropathic Establishment**' and was reputed to have cost around £30,000 including fittings and furnishings.



Ben Rhydding from the east, drawn 1865

It appears from contemporary documents that the Ben Rhydding Hydropathic became a popular and well-patronised establishment. Records from 1851 indicate a varied patronage; amongst the visitors were a silk mercer (merchant) from Lancashire, a

farmer and a colonial clerk from Scotland, a manufacturer of woollen hosiery from Cheshire and an undergraduate from the East Indies.

The importance of the Ben Rhydding hotel to the village can be judged by the fact that Wheatley was to lose its own identity and become known by the name of the hydropathic establishment.

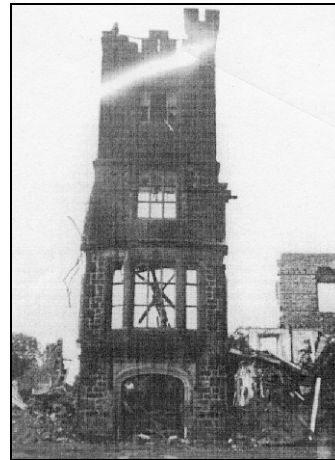
By the 1840's the network of **railway lines** was nearing Ilkley. The line, which passed to the north of Ben Rhydding, was opened in August 1865 but initially there was not a station at the village. Later the same year the North-Eastern Railway Board ordered that "a small wooden station, with a booking office, waiting room and retiring room for ladies" be constructed as a temporary measure. However Dr McLeod, the then-owner of the Ben Rhydding hotel, did not see this as a suitable arrival and departure point for his visitors and patients. An agreement was reached with the railway board in which Dr McLeod would pay for and erect his own stone station building with ornamentation as he saw fit. Dr McLeod did so and owned the station at Ben Rhydding until 1885 when it was sold back to the railway companies for the sum of £240.

Throughout the 1860s and 70s Ilkley's fame as a health resort continued to grow. The construction of the railway line facilitated the ease and speed of travel and as the reputation of the town as free from dirty industry and smoking chimneys continued to grow Ilkley drew large numbers of **wealthy Victorians**, both as visitors and residents. They settled in and around Ilkley in large, sometimes 'palatial' houses that were built to accommodate big families and their servants.

New hydropathic establishments opened regularly during this period, as did businesses serving the industry. The number of visitors grew and the town prospered. However, the hydropathic establishments only flourished for a short time and signs of **decline** in the industry were showing by 1880 and many struggled to stay solvent.

Eventually many of the establishments closed or were converted into flats, convalescent retreats or elderly persons homes. The Ben Rhydding hotel too began to struggle as the popularity of water treatments began to wane. Several alternative uses for the building were marketed including a golf hotel and its partial conversion to flats. During the war the building was requisitioned and became the base of the Wool Control. However, a permanent use for the building proved difficult to

secure and sadly the building was demolished in 1955 after standing empty for some time.



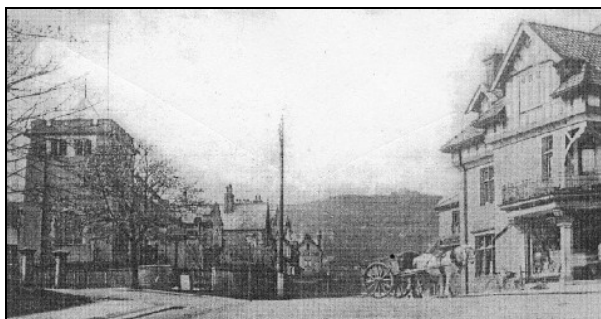
The Ben Rhydding hotel, midway through its demolition in 1955

Many new buildings, mostly houses were constructed in Ben Rhydding during the late-19th and early 20th century. Map evidence demonstrates that in 1852 there were no more than a dozen buildings in Wheatley. By 1909 there were more than a hundred and the form of the village is recognizable as that of today.



Late 19th century/ early 20th houses on Wheatley Avenue

By 1909 the terraced shops and houses along Bolling Road had been built, as had Wheatley Avenue and Margerison Road upon which several large houses had already been constructed. One of the most notable additions to this map are the ecclesiastical buildings of **St John's Church** and the **Methodist Chapel**.



Ben Rhydding Methodist Church and Wheatley Lane, 1914

site and re-erected it at the foot of Ben Rhydding Drive. Following the construction of the stone church on the site in 1909 the wooden structure was used as a church hall until its demolition in 1981 to make way for a more permanent building.

Prior to the 20th century Ben Rhydding did not have its own church. The nearest church was in Ilkley but as the population of Ben Rhydding grew so did the demand for the construction of a **church** in the village. Money was raised by local parishioners and work started in December 1904. The church was formally opened in October 1905 whereupon the building consisted of just a nave and chancel. The church was finally completed in 1910 and named **St John's**. The total cost of the church was in the region of £10,000, a considerable amount of money and nearly all of it raised by donations and subscriptions from local people.



St John's Church, Bolling Road

Methodism came to Ben Rhydding in 1852. As there was no chapel or building in which to meet, John Berry Mawson, the then-tenant of Wheatley Hall, started holding services in the adjacent farm buildings. This continued until the opening of St Margaret's church in Ilkley, whereby the Methodists acquired the wooden church from the

4. Topography and Setting

Summary of Topography and Setting

The unique location of the Ben Rhydding contributes greatly to the form and character of the conservation area. The most significant features of this include:

- *Its location between Ilkley Moor and the River Wharfe in stunning and contrasting countryside.*
- *The impressive views south to the 'Cow & Calf' rocks and north over green fields and woodland emphasises the village's past rural connections and allows the settlement to be seen in its wider regional context.*
- *The gradients of roads within the conservation area greatly impact on views and vistas: the slope of Wheatley Lane down to the railway line and beyond is important to the feel of the place and creates interesting views along the streetscape.*
- *The rising land to the south of the conservation area gives the village a secluded feel, despite the close proximity to the town of Ilkley.*

The village of Ben Rhydding is situated approximately 10 miles to the north of Bradford and 7 miles to the southeast of Skipton.

The village is located in a slightly elevated plateau of land above the floodplain in the attractive valley of the **River Wharfe**. To the south of the conservation area is a relatively modern housing development interspaced with the occasional Victorian and Edwardian building. Rising steeply above the village is Ilkley Moor, on which the '**Cow and Calf**' rocks are visible. This dramatic skyline dominates views out of the village in this direction, as the moorland appears to rise up vertically, almost casting the village in its shadow. This

higher ground inevitably restricts views to the south and this reiterates the semi-rural setting of the village and contributes to the uniqueness of the place.



View southwards along Margerison Road to the 'Cow & Calf' rocks

Bordering the conservation area to the north is the **railway line** which links Ilkley with Leeds and Skipton and stations further a field. Beyond this is an area of mainly 20th century housing and the busy **A65** trunk road. Further north is the River Wharfe, beyond which the landscape is notably different to that of the moorland to the south. The countryside is characterised by open fields and green hedgerows interspaced with patches of woodland. In the distance are the rising hills on the far side of Wharfe valley, the tops of which are tinged with purple heather. This landscape has a gentler character and is a pleasant contrast to the stark moorland behind.



View north across the valley from Margerison Road

Approximately one mile to the west of the village is the centre of Ilkley. Over the years residential development between Ilkley and Ben Rhydding has resulted in the convergence of the two settlements and thus a blurring of the original boundaries.

To the east of Ben Rhydding are rolling, open fields that appear to be in agricultural use and are protected from inappropriate development by **Green Belt** designation.

The higher ground at the southern end of the conservation area facilitates panoramic views over the River Wharfe and surrounding countryside. This provides visual connections to the surrounding area that helps set the village in its wider regional context and contributes much to the sense of place.

One of the most spectacular and pervading views from the conservation area is that of the ever-present **moorland** to the south. The Cow and Calf rocks are visible from almost every position within the village and this visual connection is an important factor in understanding the character and sense of place. The village almost seems to nestle in the shadow of the moorland, creating a sense of seclusion.

Within the conservation area, the view along **Bolling Road** is typical of a main thoroughfare through a village; a busy road lined by imposing buildings and shops.

Wheatley Lane, as the earliest route to have been built through this area, is important to understanding the development of the village. It slopes downwards from the moorland southwards to the A65 (Leeds Road) and affords impressive

views through the village and across the surrounding countryside

The views and **vistas** along the quieter residential streets at the southern end of the village are very different. They are characterised by larger houses set within generous gardens. Some, such as Wheatley Avenue, are relatively wide roads with grass verges interspaced with trees. These pleasant leafy promenades, with the backdrop of the moorland, give the impression of greenery and dignity.



Wheatley Avenue

Within the conservation area there are a number of **small alleys** and **guinnels** that lead to courtyards and garages at the back of the houses and link roads. These pathways, some of which are public footpaths allow glimpses of buildings and trees from perspectives that would not otherwise be seen.



View across the gardens to the rear of houses along the north side of Bolling Road

There are few **open spaces** within the conservation area, a glimpse of green around St Johns Church and alongside 'The Wheatley' public house being the only visible areas, other than

private gardens. The gardens to the rear of nos. **107 to 133 Bolling Road**, though outside of the conservation area, make an important contribution to the setting of these buildings. Historically these gardens were part of the ownership of the houses though a narrow lane separates them. The end two gardens have since been built upon and though the development is low-rise this has had a detrimental impact on the setting of the attractive Edwardian-style houses. It is important that the open character of the remaining gardens be preserved in order to maintain the views into and out of the conservation area.

The conservation area is characterised mainly by its **built form**, though the invariably visible surrounding countryside reinforces the rural influence and origins of the village.

5. Traditional Building Materials

Summary of Traditional Building Materials

The traditional building materials of the conservation area contribute greatly to its image, these are:

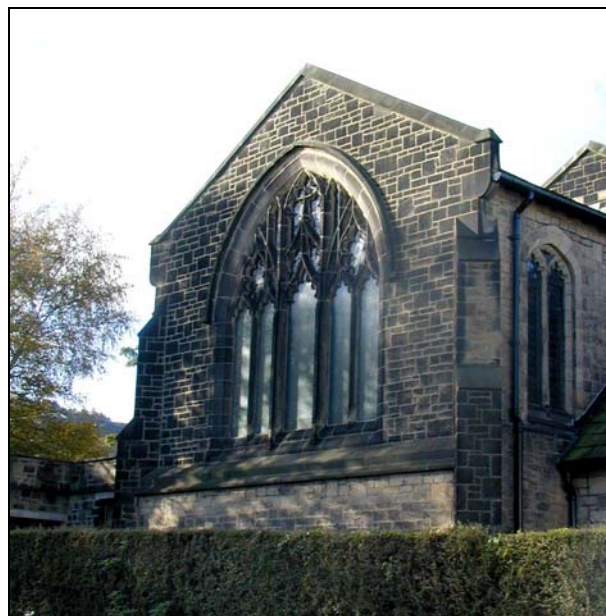
- *Local stone and render (for structures);*
- *Stone slate (for earlier roofs);*
- *Blue slate and red tiles (for later nineteenth century and early twentieth century roofs);*
- *Timber (for features such as windows, doors, some gutters and shop fronts);*
- *Cast iron (for a limited number of railings and gates).*

Local **stone** is the predominate building material used in the conservation area. It is used on buildings and boundary walls and is a fundamental part of the area's image. It has been used in the construction of most eras of building and for boundary walls and is the unifying element that gives the conservation area its coherent feel. Different finishes relate to the period in which the buildings were constructed. Squared, coursed **gritstone** was used in the construction of Wheatley Hall and Wheatley Cottage, the two oldest (and listed) buildings in the conservation area. The early nineteenth century buildings are built mainly of hammer-dressed stone and later nineteenth century and early twentieth century buildings of hammer-dressed sandstone 'bricks' in conjunction render in the **Edwardian black and white style**.

There are a smaller number of buildings in the conservation area that are constructed from red brick. This is a much more contemporary building material and therefore has only been used on

buildings constructed from the early 20th century onwards. Good examples of the use of red brick include the two houses, **Windrush** and **Fieldhurst** on Denton Road and the large Art Deco style house, no. **20 Manley Road**.

Locally quarried **stone slate** was used as the roofing material for the earlier buildings of the conservation area. It is this that gives the roofline its characteristic colour and distinctive chunky profile, which complements the colour and texture of the stonework. This roofing material is becoming increasingly rare, as other forms of roofing material have become available and earlier buildings lost and should therefore be treasured.



Window in the nave of St John's Church

The later buildings in the conservation area that date from the late 19th century and early 20th century generally have either **Welsh slate** or **red**

clay tile roofs. Welsh slate is generally blue or grey in colour and has a smoother, darker finish than stone slate. **Red clay** pantile roofs are also seen on many of the buildings dating from this period. Due to the large number of buildings constructed in and around Ilkley around the start of the 20th century, this type of roof is characteristic of the area and adds a splash of bright colour to the roofscape within the conservation area.



Attractive Edwardian shop fronts on Bolling Road

Timber is the traditional material used for the doors, windows and gutters on the older properties and shop fronts in the conservation area that date from the eighteenth, nineteenth and early twentieth centuries. These features are the most susceptible to change and some have been replaced by modern alternatives. However where the early details have survived they contribute greatly to the integrity of the built form and the quality of the conservation area. Timber has also been used as a means of adorning the later properties, particularly the residential buildings in the north of the conservation area. The shops and houses along Bolling Road have a typically Arts and Crafts timber and render decoration on their frontages.

The **glazing** style of the windows is very much dependent on the age of the building and vary from the multi-paned sashes of the earlier structures to the single paned sashes of the later buildings. Early 20th century houses often have top opening casement windows, sometimes with beautifully made stained glass decoration. Where possible, traditional details such as these such be preserved as they are an important element of the area's character.

Some of the properties are set back behind low stone boundary **walls**. Where they exist they complement the stone of the buildings and add interest to the streetscape. The prominent stonewall around the school building acts as a hard line that delineates the private and public realm. It is important that these traditional forms of boundary treatment be preserved as they make an important contribution to the character of the conservation area.

A limited amount of painted **cast iron** is used within the conservation area for decorative railings and gateways, but it is not a dominant feature of Ben Rhydding.



Entrance to Denton Road from Margerison Road

There is very little evidence of any traditional highway surfacing materials such as stone flags or setts in the conservation area. There is a small area of cobbling at the entrance to Denton Road from Margerison Road but little else remains.

6. Architectural and Historic Qualities of the Buildings

Summary of Architectural Interest

The architectural merit of the Ben Rhydding Conservation Area can be judged by the quality of the buildings within its confines. The age and rarity of the structures, whether they are good examples of a particular building type or age, and whether they are examples of fine craftsmanship and building techniques are all factors in determining their significance. The following have been deemed to contribute to the area's architectural interest and justify its conservation area status:

- *There are two listed buildings in the conservation area, Wheatley Hall and Wheatley Cottage – both are Grade II listed.*
- *The conservation area contains some fine examples of the local vernacular building form, which is indicative of a past way of life and traditional building techniques. This form of architecture is also significant to the sense of place of the area, as it makes use of materials and techniques specific to the region. Good examples are becoming increasingly rare, due to alteration and redevelopment. The best examples in Ben Rhydding are listed.*
- *There are several good quality Victorian and Edwardian buildings within the conservation area, accounting for the majority of the buildings. None of these are listed at present though many are good examples of architectural styles of their time and are significant to the historical development of Ben Rhydding. They are therefore important in a more local context.*

Buildings are naturally a dominant feature of the conservation area and it is their quality, siting and interest that chiefly accounts for the designation of the Ben Rhydding Conservation Area. The design, decoration and craftsmanship of the buildings are all factors in determining their significance, however buildings that 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 that is significant. Therefore, although very few of the buildings in the Ben Rhydding Conservation Area are listed, most are of townscape merit and contribute greatly to the feel of the place.

The architectural interest of the Ben Rhydding Conservation Area is derived from the interaction of the **vernacular** style buildings and the more stylised structures of the later Victorian and Edwardian era.

Ben Rhydding (or Wheatley as it was known pre-1865) was initially a small rural community located along the line of Wheatley Lane. A map dated 1852 shows two small groups of buildings either side of the lane; one situated around the site of the current Wheatley Hotel and the other around Wheatley Hall and the railway line. As a consequence most of buildings within the conservation area were built after this date. However, some of the earlier buildings shown on

the map are still standing and two are **listed** as buildings of particular architectural and historical merit.

One of these buildings is **Wheatley Hall**, possibly the oldest building in the conservation area. Wheatley Hall is located at the northern end of the village, on the west side of Wheatley Lane. This Grade II listed building is a fine example of a 17th century manor hall. The house is two-storeys in height and constructed of coursed gritstone with a stone slate roof. The timber, studded door is located centrally in the front elevation. The transomed windows all have chamfered mullions.

At ground floor the arrangement of windows includes two double rows of six-light windows in white timber frames. The rear elevation, which is partially obscured from view by a high stonewall, has a more contemporary arrangement of timber framed sash windows.



Wheatley Hall, Grade II listed building, dates back to the 17th century

To the east of the main house is a single storey building, possibly an old outhouse or barn, which has a recent addition of a timber conservatory. In the grounds of the hall is no. **54a Wheatley Lane**, a separate dwelling but scarcely visible from the lane.

To the north of the hall are two Victorian semi-detached cottages, nos. **50** and **52 Wheatley Lane**. These are located immediately alongside the railway line and it is most likely that these were constructed around the time that the Ben Rhydding station first opened. These stone built cottages with attractive recessed dormer windows in the roof have retained many of their original features

and they contribute much to the character and streetscape in this part of the conservation area.



Nos. 50 & 52 Wheatley Lane, former railway cottages

Further up Wheatley Road, almost opposite the Old Hall is a vernacular building that appears on the map of Ben Rhydding drawn in 1852. The house, no. **2 Moorfield Way**, sits on the corner of Moorfield Road and Wheatley Lane in a slightly elevated position. Glimpses through the trees alongside Wheatley Lane show an attractive stone residence.

Immediately to the south of this house is a stone bungalow that appears to have been constructed around the mid/late 20th century. This dwelling has been included in order to protect the fine mature trees within the curtilage that contribute much to the character of this part of the conservation area.



The original gate posts to the Ben Rhydding Hydropathic Hotel

Immediately to the south of the bungalow is a set of fine ashlar **stone gateposts** situated at the entrance to Ben Rhydding Drive. Map evidence indicates that these gateposts were located at the foot of the main driveway that passed through the extensive gardens to the **Ben Rhydding Hydropathic hotel**. Most probably they formed a suitably impressive and fitting entrance to what was a very distinguished building.

There are a great number and variety of houses now lining 'The Drive'. One of these houses, no. **1 Ben Rhydding Drive**, is a fine example of a large Victorian family residence.



1 Ben Rhydding Drive – an attractive and little altered Victorian house

This stone building has a stone slate roof and nicely detailed features such as prominent kneelers on the gable ends and ball-shaped finials atop the large bay window. Details such as these were an expression of wealth and this building demonstrates well the difference between the vernacular architecture of buildings such as Wheatley Cottage and Laburnum Cottage and the more stylised neo-classical designs favoured by the Victorians in the late 19th century.

Situated on the opposite side of Ben Rhydding Drive is one of the village's two churches. The **Methodist Church** was opened in 1909. A squat building with a modern extension at the rear, the church appears functional rather than elegant or striking. However, its elevated position above Wheatley Lane and the surrounding buildings gives it distinction.

Continuing up Wheatley Lane on the eastern side is an attractive row of four terraced dwellings, nos. **91-97 Wheatley Lane** that are set back from the

roadside behind a stonewall and some dense foliage. An inscription on the wall announces the date '1895', presumably the year they were built. The houses retain many pleasing original features such as stone carvings and ornate ironwork above the windows. Remarkably, all retain their timber sash windows and as a result of this the buildings are considered to contribute much to the character of this part of the conservation area.



Nos. 91-97 Wheatley Lane are an attractive terrace of houses dated 1895.

Immediately to the north of this terrace is a small bungalow, probably constructed around the 1970s. The concrete tile roof and modern design is ill at ease with the more traditional buildings along this section of Wheatley Lane. However, the building is well hidden by a number of trees and shrubs and therefore its impact on the character of the conservation area and the streetscape is minimal.

In the southeastern corner of the conservation area is the '**Wheatley Hotel**'. This prominent stone building has gabled walls and a double-pitched roof with a gothic-style tower above. Carved mullioned windows add interest to the façade. The building dates from the late 19th century, though a lintel has been set into the south facing elevation that is inscribed 'IB 1669'. This is thought to be the only remaining evidence of an earlier cottage that once stood on this site.

To the rear of the original public house building is a collection of later extensions. Though not completely unsympathetic to the original building, they do not possess the same strength of character. The large car park to the rear is a bland area of open space that would benefit from enhancement.



The Wheatley Hotel

Immediately opposite the public house is **Longcroft Road**. The boundary of the conservation area runs along the north side of this road including **Laburnum Cottage** on Wheatley Lane. This small vernacular dwelling is unlisted but appears to date from the late 17th or early 18th century (two different sources have suggested that the owners hold deeds relating the property that date the property to 1670). This cottage is particularly attractive in that it has retained many typical vernacular features such as the small square doorway, plain squared window surrounds and corniced gable chimneystacks. The stone slate roof is another rare and much valued characteristic.



Laburnum Cottage – an interesting vernacular building

To the southwest of the cottage is another vernacular cottage, located on the north side of Longcroft Road. **Wheatley Cottage**, a Grade II listed building is a long low cottage with recessed chamfered mullions, a central corniced chimneystack and large quoined angles. The lintel above the doorway is inscribed 'M ID 1671'.



Wheatley Cottage (Grade II listed) in the foreground and adjoining Edwardian houses behind

Adjoining Wheatley Cottage is a short terrace of late-19th century houses with characteristic black and white detailing at first floor and attic level. These houses probably replaced the long row of barns and outhouses that once stood alongside the cottage and are shown on old maps of the village. This long row of buildings gave rise to the local field name 'Long Croft' and subsequently the modern road name.

A snicket links Longcroft Road to **Wheatley Avenue** and **Margerison Road**. These two residential streets, along with **Denton Road** are characterised by their large detached and semi-detached Victorian and Edwardian houses set within generous gardens. The streets are wide with numerous mature trees in the gardens giving the area a dignified and leafy character.

Built around the 1890s and turn of the century, these houses are pleasantly individual. Most are constructed of dark faced ashlar stone, though the red brick houses at the end of **Denton Road** and no. **20 Manley Road** make an interesting contribution to the conservation area. The roofing materials used on these houses vary greatly from traditional stone flags to blue slates and red pantiles. Many of the houses have retained their original timber window frames and splendid leaded and stained glass top lights and these make an

important contribution to the historic interest of the conservation area.

At the southern end of Margerison Road is **High Clere**, formerly a Victorian House, now apartments. This property forms the southern edge of the conservation area boundary. The unattractive 20th century extension on the south-western elevation mars what is otherwise a well preserved example of this type of house, however it has been included within the conservation area to ensure that the boundary is easily readable. Included within the garden of this property are two stone gate piers. It is entirely possible that these formed part of the entrance to the grand house and may have stood, along with two more gate piers (that no longer exist) at the head of the driveway.



Victorian houses at the northern end of Margerison Road

Interspaced between some of the older properties is the occasional **late 20th century infill**. These generally do not display the same character or architectural quality as the Victorian and Edwardian houses and most are constructed of untraditional materials. Where these have been included within the conservation area it is mainly to create a more logical and easily understandable boundary.



St John's Church, Bolling Road

At the northern end of Margerison Road is **St John's Church**, constructed between 1904 and 1910, though the chancel and nave were substantially complete and in use by 1905. Constructed in hammer-dressed gritstone and with a prominent tower and nave window, the church makes an important contribution to the conservation area. The tower rises above the surrounding buildings and provides a landmark within the settlement.

The modern house on the corner of Manley Road and Bolling Road, no. **90 Bolling Road**, has been included in the conservation area boundary principally because the site, with its abundance of attractive trees, forms a leafy entry point to the conservation area. The house set within this site is a post-war development that has not worn well with time and as a consequence does not make a positive contribution to the conservation area.

On the north side of Bolling Road is **Bolling Road First School**, set within substantial grounds and surrounded by a good stonewall and a line of semi-mature trees. The original school building was built in the late-19th or possibly early 20th century (according to map evidence) and is a good example of late Victorian school built in a Gothic revival style. The bright red tile roof is obviously a later replacement but the school building itself is constructed from dark-faced hammer-dressed stone. The later extensions that surround the school building are a less than sympathetic addition and overwhelm the simple character of the original school.

Immediately to the east of the school is a pair of semi-detached cottages, nos. **93 and 95 Bolling Road** that were built probably built in the 1890's. Constructed of dark-faced stone and simply fenestrated, these are pleasant examples of late Victorian housing and have retained some of their original timber sliding sash windows.

On the north side of Bolling Road is a long terrace of Edwardian houses, nos. **107-133 Bolling Road**. These were constructed in the late 19th/early 20th century and though unlisted, make an important contribution to the character and sense of place within the conservation area. These elegant houses are constructed in stone with the popular Edwardian black and white detailing at first floor level. All the houses have small pitch roof dormer windows under red pantile roofs. Much of the attractiveness of these houses is derived from the retention of original features such as dormer and mullioned windows, timber frames and doors.



Nos. 107 to 133 Bolling Road are considered to be key unlisted buildings in the conservation area.

Further east along the northern side of Bolling Road is another smaller terrace of shops that are set back from the roadside. These were built around the turn of the 20th century and replaced a row of shops in wooden huts that were attached to the orchard wall of Wheatley Hall. These two-storey stone buildings have attractive dormer and mullioned windows and a gabled frontage that sits well within the streetscene. Some of the units are empty at present and the untraditional shop front of the vacant 'United News Shops' is at odds with the traditional character of this small but distinctive commercial area.



Terrace of four shops on north side of Bolling Road

On the south side of Bolling Road are nos. **106 to 126 Bolling Road**, a row of terraced houses and shops that are most probably the same age as those on the opposite side of the road. The terrace is set out in a formation of five houses (though one or two are now in commercial use) and four shops with residential above. The shops, which were designed by Walker & Collision of

Swan Arcade, Bradford are more ornate than those across the road. They have been constructed in the same black and white style though with more intricate detailing on the shop fronts, such as iron balconies and railings as well as a more complex roofline and timber detailing.

Generally the architecture of the Ben Rhydding conservation area can be divided into two separate eras; the few remaining pre-19th century buildings that formed the original village of Wheatley and the well-preserved residential and commercial areas of Edwardian and Victorian buildings.

7. Open Spaces and Natural Elements

Summary of Open Spaces and Natural Elements

The number, size, shape and treatment of open spaces within the conservation area are an integral part of its form and interest:

- *Within the Ben Rhydding conservation area there is very little in the way of public open space.*
- *The area is characterised by its built form and the lack of large areas of green, open space. However there is much greenery in the form of private gardens and many fine mature trees that stand either on the edge of the highway or within the curtilage of existing buildings. These trees contribute much to the creation of the green leafy character of the residential areas and are particularly important to its image.*

The interrelationship of the built form with space in the conservation area is a fundamental component of the character of the place. 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.

In Ben Rhydding there is little in the way of public **open space**. The character of the area is mainly taken from its built form and the relationship of buildings to one another. Fields and moorland surround the village and serve to remind the resident or visitor of the village's past **rural connections**.

The **car park** to the east of the Wheatley public house is probably the largest area of open space in the conservation area. It is principally hard surfaced with some grass to the informal area along the southern edge. The car park has no

boundary wall or definition to the Brighton Road frontage and lacks character and visual interest. It would be beneficial to the conservation area if this car park were to be enhanced and given a more sympathetic surface and boundary treatment.



Good mature trees surround No. 18 Margerison Road.

In the residential areas of the conservation area, notably along Margerison Road and Wheatley Avenue, the Edwardian and Victorian houses are set in generous **private gardens**. Whilst not always visible from the road, these private gardens contain a large number of **fine mature trees**. The value of such trees in terms of their contribution to the character of the area and the streetscene is immense. As a consequence, these areas have a dignified and leafy feel that is particularly important to the image and sense of place.

The area around Bolling Road and the terraces immediately to the south are more **built-up** and the spaces between them are generally hard surfaced, although some small rear and front gardens do exist.

8. Permeability and Streetscape

Summary of Permeability and Streetscape

- *The form, width and orientation of the streets and paths through the area are important in distinguishing the character and sense of place of the area as well as allowing views and vistas throughout the conservation area.*
- *Generally the area is highly permeable allowing an ease of movement through the place. There are several snickets between buildings and footpaths provide shortcuts across the conservation area.*

The road layout within the conservation area reflects the origins of the village. Prior to the 18th century, old maps show only one road, Wheatley Lane, running north to south through the village. It is currently fairly wide and adorned with modern traffic signs at its junction with Bolling Road.

Wheatley Lane slopes downwards from south to north, affording clear views northwards across the valley.



View southwards along Margerison Road

In the later part of the 19th century further road building took place. Bolling Road was constructed in 1890 and provided a more direct link from the village to Ilkley. The **residential streets** of Wheatley Avenue and Margerison Road most probably followed on from this. These roads are wide and gently curving, defined by the line of the houses and boundary walls on both sides. The orientation of the roads draw the eye up towards the Cow & Calf rocks that tower over the village.

Within the conservation area there are a number of organic **paths** and **snickets** linking roads and running along the back of buildings. These are important as they add to the permeability and ease of movement through the conservation area as well as creating visual interest.



Public footpath linking Wheatley Avenue with Longcroft Road

Some of the smaller unadopted roads in the village, such as Longcroft Road and Denton Road are unsurfaced. However, all the other highways are hard surfaced with non-traditional materials.

9. Activity

Summary of Activity

- *The conservation area covers the heart of the old village of Ben Rhydding. Within this area are located a number of commercial properties.*
- *The level and type of use within each part of the conservation area varies. Bolling Road has a higher level of activity, created by passing traffic and shoppers whereas the southern parts of the conservation area are mainly residential and have a quieter character. These variations ultimately affect the ambience and sense of place in the conservation area and are important to its character.*

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.

The area of main **commercial activity** is naturally around the shops on **Bolling Road**. During the daytime, the road is busy with cars parked outside the shops and a modest flow of people browsing and shopping. This feels like it is very much the heart of the settlement and its high level of activity is an important element of the area's character.

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 that can be replaced easily. The shop fronts on nos. 114 to 126 Bolling Road are particularly attractive and highly detailed. It is important that these shop fronts be maintained as in order to uphold the character and historical

interest of the area. The loss of detail to one unit in the row would have a detrimental impact on the whole terrace and as key unlisted buildings this would also undermine the strength of character of the conservation area as a whole.

For the main, the shop fronts along the south side of Bolling Road have been well maintained and have retained a traditional character and appearance. The smaller terrace of shops on the north side of Bolling Road lack the same strength of character and architectural distinctiveness, however their key position at the heart of the conservation area makes them visually prominent. The retention of traditional shop fronts and signage should be strongly encouraged and where these details have been lost, their replacement should be a key objective of any development proposal.



Junction of Wheatley Lane and Bolling Road

To the south of Bolling Road the level of activity lessens. **Wheatley Lane** is a relatively busy through-route and is lined with houses mainly, though a smaller number of other uses are also represented such as a church, public house (currently closed) and the Post Office. **Wheatley Avenue, Margerison Road** and **Denton Road** are almost wholly residential in use and therefore relatively quiet during the daytime. Activity

increases during the weekends and evenings but it still retains its quiet, leafy character.

The two **churches**, St John's and the Methodist Church attract a different sort of activity, being used for community meetings as well as religious purposes.

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 the Ben Rhydding Conservation Area, things like:


- 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 the village

of Ben Rhydding. This section highlights the elements that contribute to the character and appearance of the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within, or adjacent to, the conservation area, 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*).

The Ben Rhydding Conservation Area covers the original heart of the village of Wheatley along with the best examples of the subsequent Edwardian and Victorian residential and commercial developments. Despite the relatively dense built form of the village and the lack of public open spaces, there is still very much a rural and leafy feel about the place.

Characteristics Common to the Conservation Area

Common Characteristics	Guidance
<p>Topography and setting – Ben Rhydding is situated on the south side of the River Wharfe valley, ten miles to the north of Bradford and one mile east of Ilkley. To the south of the village the stark moorland rises up steeply and towers above the village. To the north is the River Wharfe and beyond this gently rising green fields and woodland, a contrast to the moorland behind. The slope of Wheatley Lane and Margerison Road affords fine views and vistas through the site and to the countryside beyond.</p> 	<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 Replacement 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 Replacement UDP).
<p>Traditional building materials – Most of the buildings within the conservation area are constructed of stone, though many of the early 20th century buildings are decorated with render, timber and even brick. Stone slate and red or blue slates are the principal roofing materials, providing a varied and interesting roofscape. Timber was traditionally used for windows, doors and shop fronts, and cast iron for a small number of railings and gates.</p>  <p><i>Stone is the predominate building material in the conservation area; however, render, red brick and timber have also been used in some cases.</i></p>	<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 Replacement 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 Replacement 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 Replacement 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 (Policy BH7 of the Replacement UDP).

Boundary treatment – There are a variety of boundary treatments used within the conservation area. Some properties front immediately onto the roadside whereas others are set back behind stonewalls or hedgerows. Stonewalls in particular are a traditional form of boundary treatment and should be retained wherever possible as they make an important contribution to the conservation area.



The boundary walls to the front of nos. 2 to 14 Margerison Road are particularly good examples of this traditional form of boundary treatment. Some of the walls are topped with copingstones and rounded stone finials.

7. Existing boundary walls 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 Replacement Unitary Development Plan).

Permeability – Footpaths and alleyways connect the roads of the area and offer a choice of routes across the conservation area. These snickets run around the backs of some properties or between them and are an interesting characteristic of the Ben Rhydding conservation area.



The track to the rear of houses along Wheatley Avenue and Wheatley Lane.

8. 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 Replacement Unitary Development Plan).

<p>Architecture and building details</p>  	<p>The architecture within the conservation area varies according to the type of building and era in which it was constructed. The oldest buildings within the conservation area are those that formed the original village of Wheatley. These buildings, such as Wheatley Cottage and Laburnum Cottage are constructed in a local vernacular style. Typical features include stone corniced chimney stacks, plain stone door and window surrounds, accommodating recessed mullioned timber, mostly sash, windows, timber doors and squared timber gutters. Wheatley Hall is a higher status building than the two cottages and as a consequence displays greater detailing such as prominent stone kneelers and stringcourses.</p> <p>As a consequence of the rise in popularity of Ilkley and the surrounding district during the 19th century, there was a period of intense development and building within Ben Rhydding.</p> <p>The houses and roads constructed during the later part of the 19th century and the early 20th century are characterised by typical Victorian and Edwardian features. The large detached and semi-detached houses along Wheatley Avenue and Margerison Road are mainly stone-built and set within large gardens. Interesting features include large bay windows, often with elegant leaded and stained glass windows. Roofing materials vary from stone or blue slates to red pantiles. The slope of these roads affords views across this interesting and oscillating roofscape.</p> <p>The terraces along and behind Bolling Road are characterised by the distinctive red and black design popular with the Edwardians. The terraces along Wheatley Avenue are stone built and slightly plainer. However, the attractiveness of these houses is mainly derived from the retention of many of the original features such as timber window frames and pitched roof dormers.</p>	<p>9. 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 Replacement Unitary Development Plan).</p> <p>10. 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 Replacement UDP).</p> <p>11. New development within the conservation area should reflect the predominant building form of the character zone 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 Replacement Unitary Development Plan).</p>
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Open spaces	<p>Within the conservation area there is a notable lack of public open space. Despite this the appearance of many parts of the village is green and leafy. This is mainly due to the trees and greenery standing in private gardens and the glimpses of green open space around the churches.</p> <p>The area around Bolling Road and the terraced shops is relatively built up and most of the spaces between buildings are hard surfaced.</p> <p>Along the more residential streets such as Margerison Road houses tend to be set within larger gardens where there are many fine mature trees that contribute greatly to the streetscape.</p> <p>Despite the lack of public open space, the character and sense of place within the village owes a lot to its rural roots. The long-distance views out of the conservation area to the fields to the north and Ilkley moor to the south are a constant reminder of this.</p>	<p>12. 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 Replacement UDP).</p> <p>13. 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>
Street pattern	<p>The road layout within the conservation area reflects the village's origins. The oldest route, Wheatley Lane, has been much altered over the years. The subsequent construction of roads such as Bolling Road, Wheatley Avenue and Margerison Road at the end of the 19th century altered the relationship between the village and the surrounding countryside and Ilkley.</p> <p>Within the conservation area are many small snickets and footpaths that link roads and provide access to yards at the back of houses. These are important to the permeability of the village and provide interesting vistas.</p>	<p>(see 8)</p>
Activity	<p>The main area of commercial activity is along Bolling Road where there are a number of small shop units. These attract passing traffic and provide a relatively good range of services and goods to local residents.</p> <p>The other areas of the village are characterised by quieter, residential streets with little passing traffic.</p>	<p>14. There should be a presumption in favour of retaining commercial functions to preserve and enhance its bustling atmosphere.</p>

11. Proposals

Conservation Area Boundary

The conservation area encompasses the original buildings of the village of Wheatley and the well-preserved areas of the Victorian and Edwardian residential and commercial development. These areas all relate to significant periods in the development of Ben Rhydding.

New Development

There is limited opportunity for new development within the village however any such proposals must respect the form and character of the buildings. Materials, scale and setting must make a positive contribution to the settlement.

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

Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the place 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.



Attractive stained glass in timber window frames

- **Design Guidance for Commercial Properties.** In Ben Rhydding there are a number of commercial properties. Most have maintained attractive and appropriate styles of shop fronts and signage, which are in keeping with the age and style of the building. However, some properties would benefit from a more fitting and appropriate style of shop front and the production of guidance pertaining to this matter would be useful. Ben Rhydding has retained a good range of local services on the Bolling Road and Wheatley Lane, the shops augmenting the village character. There are few empty premises, but the presumption would be to re-use these as opposed to converting other properties to commercial use.
- **New Development.** Where new development is proposed within the conservation area, care must be taken to ensure that this does not harm the character. Where development is

permitted, care must be taken that the design, massing, layout and materials are all in sympathy with the specific location.

- **Retention of Original Features.** The introduction of standardized modern door and window patterns and materials is not yet well established in the Ben Rhydding conservation area and where possible existing features should be maintained and repaired rather than replaced.

However, where traditional timber windows and doors have been replaced with uPVC or modern stained finishes the resulting appearance is at odds with the character of the building and consequently this has harmed the appearance and character of the area on a wider scale. Advice on good practice and design for dealing with traditional properties in the conservation area will be produced. Following on from consultation with local residents, it may be appropriate to introduce an 'Article 4 (2) direction' which would remove some of the householder's permitted development rights and allow a measure of control over alterations to unlisted houses.

- **Monitor Planning Applications.** Planning applications will be monitored more closely in line with the guidance given in the full conservation area assessment. This guidance will complement and expand upon policies set out in the Unitary Development Plan and apply them to the special circumstances of Ben Rhydding.

12. Glossary

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.

Chamfer: Narrow face created when an arris (sharp edge formed by the meeting of two surfaces) is cut at an angle, usually 45 degrees.

Cornice: In Classic Architecture the top, projecting, horizontal division of the entablature. Also used to describe any projecting moulding at a wallhead, to denote an attic storey, and above windows, doors etc.

Dressed: Dressed stonework is any stone which has been cut to a smooth face.

Finial: Topmost featured ornament, freestanding above spire gable etc.

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.

Kneeler: The sloping tabling that caps a gable and is upstanding above the plane of the roof. The skew end is the larger, usually square bottom stone of a skew and projects over the wallhead, 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.

Mullion: Upright member dividing the lights of a window.

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 facework of the walling to tooth into the corner.

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 which gives the sash and case window a very satisfying 3-D effect. This is something totally lacking in most modern replacements which usually consist of two panes on the same plane, which pivot or are side hung, and are separated by a thick glazing bar supposed to resemble the meeting rail.

Transomed: A horizontal bar of stone or wood which separates a window light from a lower light or a door opening. A transom light is a rectangular window above a door.

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.

Appendix 1:

Map of Ben Rhydding Conservation Area

Appendix 2:

**List Descriptions of the Listed Buildings in
the Ben Rhydding Conservation Area**

Appendix 2: List Descriptions of the Listed Buildings in the Conservation Area

Longcroft Road
Ilkley LS29 8SE
Wheatley Cottage (formerly listed as No
2 under Ben Rhydding)
18.7.49 4/12

Grade II

C17. 2 storeys. Coursed squared stone. Stone slab roof. South front has 2 mullioned windows and right hand doorway inscribed on lintel:

"M I D
1671".

Abuts terrace on west. On east gable end has one window (modern casement above and modern bay below).

Wheatley Lane
Ilkley LS29 8PL
Wheatley Hall (formerly listed under
Wheatley Lane, Ben Rhydding)
18.07.49 4/11

Grade II

C17. 2 storeys. Squared, coursed stone. Stone slab roof. Windows with stone mullions, transoms and hood moulds.

Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

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. (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 published the revised deposit of the 'Replacement Unitary Development Plan', which will ultimately following the public enquiry and subsequent amendments, form the basis of decision making on planning applications in the district. The adopted *Unitary Development Plan* has only two policies relating to conservation areas:

Policy EN23

Development within conservation areas shown on the proposals map or subsequently designated, including extensions or alterations to existing buildings, should be sympathetic to the character and appearance of the conservation area by satisfying all the following criteria:

- 1) *Be built of materials which are sympathetic to the conservation area;*
- 2) *Incorporate appropriate boundary treatment and landscaping;*
- 3) *Be of a scale and massing appropriate to the immediate locality;*
- 4) *Must not result in the loss of open space which contributes to the character and appearance of the conservation area.*

Development close to the conservation areas which is highly visible from within or has a significant impact on their setting should ensure that the scale, massing and materials are appropriate to the character and appearance of the conservation area.

Policy EN24

Planning applications for the reuse or conversion of large historic buildings in conservation areas will be granted, provided that their important characteristic features are retained, proposals for the demolition of large historic buildings in conservation areas will not normally be permitted.

The revised deposit of the Replacement Unitary Development Plan increases the number of policies pertaining to conservation areas, which are listed below. These are likely to be subject to alteration in the course of the consultation process. The intention of increasing the number of policies is to provide a more consistent and effective control to ensure the conservation of our local heritage.

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 respect the character and appearance of the conservation area. The council will actively support the use of new designs and materials for infill schemes as an alternative to traditional

building methods where the applicant can demonstrate the highest standards of design and detailing whilst respecting the scale of development setting and historic value of the conservation area.

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 normally 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, walls or features which make a positive contribution to the special architectural or historic interest of the area.

Policy BH10: Open spaces within or adjacent to conservation areas

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

- 1) *Makes a significant contribution to the character of the conservation area.*
- 2) *Provides an attractive setting for the buildings within it.*
- 3) *Is important to the historical form and layout of the settlement.*
- 4) *Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.*
- 5) *Contains natural water features, 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 may be given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

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

Policy BH12: Conservation area environment

The visual impact of traffic management schemes, parking, provision of street furniture, the reintroduction of historic features and the introduction of new features into a conservation area.

- 1) The design, materials and layout of traffic management and parking areas must minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture should be appropriate design and materials that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for resiting an historic feature or for the introduction of a well designed new piece of public art or street furniture will be encouraged where it can be shown that enhancement of the character or appearance of the conservation area will result.

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. In principle, 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. Sensitive 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 area:

Adopted Unitary Development Plan

Policy EN20: Alterations to Listed Buildings

Planning permission for the alteration or extension of listed buildings will normally be granted provided all of the following criteria are satisfied:

- i. The essential character of the building is preserved;
- ii. Features of special interest are preserved;
- iii. Materials sympathetic to the listed building are used;
- iv. The development would be of appropriate scale and massing.

Policy EN21: Setting of Listed Buildings

Planning permission for development close to listed buildings will be granted provided it does not adversely affect the setting of listed buildings.

Policy EN22: Listed Agricultural Buildings

Planning permission for the conversion of listed agricultural buildings to residential use will not be granted unless the developer can clearly demonstrate that the character and essential features of the building will not be harmed.

Revised Deposit Replacement Unitary Development Plan

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 supported where the applicant can demonstrate that the original use is no longer viable and without an alternative use the building will be seriously at risk.

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

- 1) The alternative use is compatible with and will preserve the

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- character of the building and its setting.
- 2) No other reasonable alternative exists which would safeguard the character of the building in 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 planning 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 BH5: Shop Front Policy For Listed Buildings

Proposals for the repair or 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 consent on a

listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.

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.

Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.

