



Conservation Area Appraisal

Bingley



This appraisal reviews the Bingley Conservation Area Assessment, which was appraised in 2003. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Bingley Conservation Area will be undertaken by October 2011.

October 2006

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (see 'Current Condition' on page 5).
- An assessment of the issues facing the conservation area at present (see pages 6 and 7).
- The survey and update of map data relating to the conservation area (see pages 8, 9 and 10).
- A review of the appropriateness of the conservation area boundary (see page 13).
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (see pages 11 and 13).
- The formulation of management proposals for the area (see page 15).

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).

Bingley Conservation Area was originally designated in 1973. A review of the boundaries of Bingley Conservation Area was undertaken in 2002-2003 as part of the district wide assessment of all the conservation areas in City of Bradford MDC. Local residents were consulted about the assessment and a well attended workshop was held in February 2003. The boundary of Bingley conservation area was amended following consultation and the conservation area redesignated in June 2004.

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

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

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

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Photo: View across Ireland bridge towards Church of All Saints, Old Main Street.

Background and Brief History

Bingley conservation area covers the original core of the town which retains elements from various stages in its history and development. The following timeline briefly summarises its development.

7th century

A well established Anglo-Saxon community was thought to be living in the area by this date. Known as 'Bingheleai', the settlement probably had its own church.

1212

Bingley was granted a market charter, elevating its status to market town. The settlement became locally important and continued to develop, becoming prosperous due to its thriving woollen cottage industry.

1773

The construction of the Leeds and Liverpool Canal led to a growth in fortunes for Bingley, compounding its importance as a centre for communications.

19th Century

The textile industry continued to dominate Bingley, by the early 19th century worsted was being manufactured and evolved into an increasingly efficient factory based industry. The population of Bingley doubled in the first 30 years of the century.

1847

The railway opened, prompting the town's late 19th century growth and increasing prosperity.

Key Characteristics

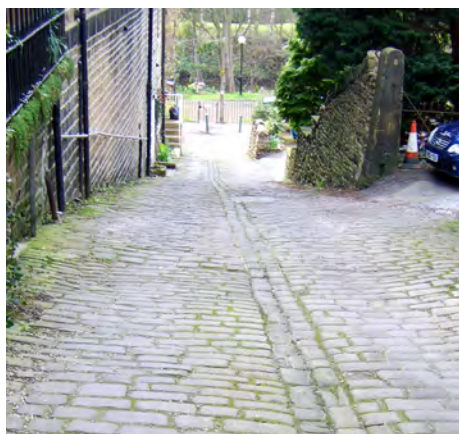
The following summarises the key elements of the character of Bingley conservation area:

- Historic market town core.
- Two main watercourses – River Aire and Leeds & Liverpool Canal dictating the development of the town.
- Mix of building and land uses.
- Fine grain of development.
- Traditional natural building materials.
- Local vernacular architecture for earlier buildings, stylised Victorian and Edwardian architecture for later buildings.
- Leafy open space provided by the cemetery at the northern end of the conservation area.
- Rising topography to the east and west creating an enclosed and intimate feel.



Top: Historic market town centre.

Bottom: Important view across the River Aire and weir to the cemetery and northern end of the conservation area.



Top right: Sweeping curve of the Victorian terraced houses at Lock View, Bingley Old Road.

Top: Traditional shopfronts and vernacular detailing along Old Main Street.

Upper: Former farm buildings behind the Old White Horse Inn are evidence of the settlement's agricultural roots and reflect the local vernacular.

Lower: Wrought iron railings at Bailey Hills Road.

Bottom: Traditional stone setts on Ferrand Lane.



Summary of Important Features and Details

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

- Original/traditional architectural detailing to buildings reflecting local vernacular style or past architectural styles. These vary according to building style and age but in particular refer to the form of development, roofscape, chimneys, stonework, openings, joinery, windows and doors.
- Traditional timber and stone shopfronts.
- Stone boundary walls and railings.
- Stone street surfaces, where these remain in situ.
- Historic street layout and lack of alteration to some streets.
- Strong group value of buildings and spaces.
- Trees and natural elements.

Current Condition

AUTHENTICITY 72%

- 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 constructed prior to 1956 are scored.
- 154 properties were assessed for the purpose of the study; this is 77% of all properties within the conservation area.
- The listed buildings had an average rating of 82%.



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

- Bingley retains much of its character as a small town with a busy commercial core surrounded by quieter residential areas.
- A high quality built and natural environment that is generally well maintained.
- Most buildings retain a significant number of traditional features and details.
- The original street pattern is still traceable despite later alterations to the route of Main Street.
- Stone is used as the principle building material and is used as roofing materials on some of the oldest buildings. This gives the conservation area a strong sense of place.
- Some areas of traditional stone surfacing is still in situ.
- Listed buildings have generally retained a high degree of authenticity.



Well detailed buildings on Old Main Street.

Well detailed shopfronts and traditional window details such as those at 91-93 Main Street contribute to the character of the conservation area.



Weaknesses

- Main Street is the most prominent street in the conservation area but has a below average authenticity score.
- A high proportion of shopfronts have been altered detrimentally and this has impacted on the character of the conservation area. Inappropriate signage is fairly common.
- The loss of traditional windows and doors is common throughout the conservation area. These make an important contribution to the appearance of the building and area as a whole.
- A number of insensitive alterations such as stone cleaning, rendering, poor pointing and satellite dishes are diminishing the quality of the environment.



Altered shopfront on Main Street.

Opportunities

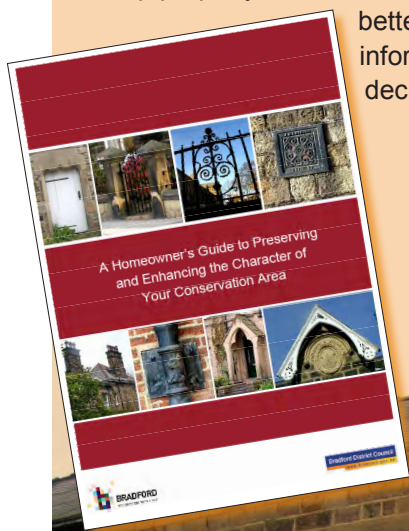
- Improved decision making by stakeholders (the Planning Service, Highways, property owners and utility companies).
- Forthcoming **'Shopfront Guidance'** should improve the quality of new shopfronts and signage.
- Use of planning enforcement to address unauthorised works to buildings and trees.
- Forthcoming **'Repair and Maintenance Guidance'** should help property owners make better informed decisions.



Development in progress alongside the River Aire.

Threats

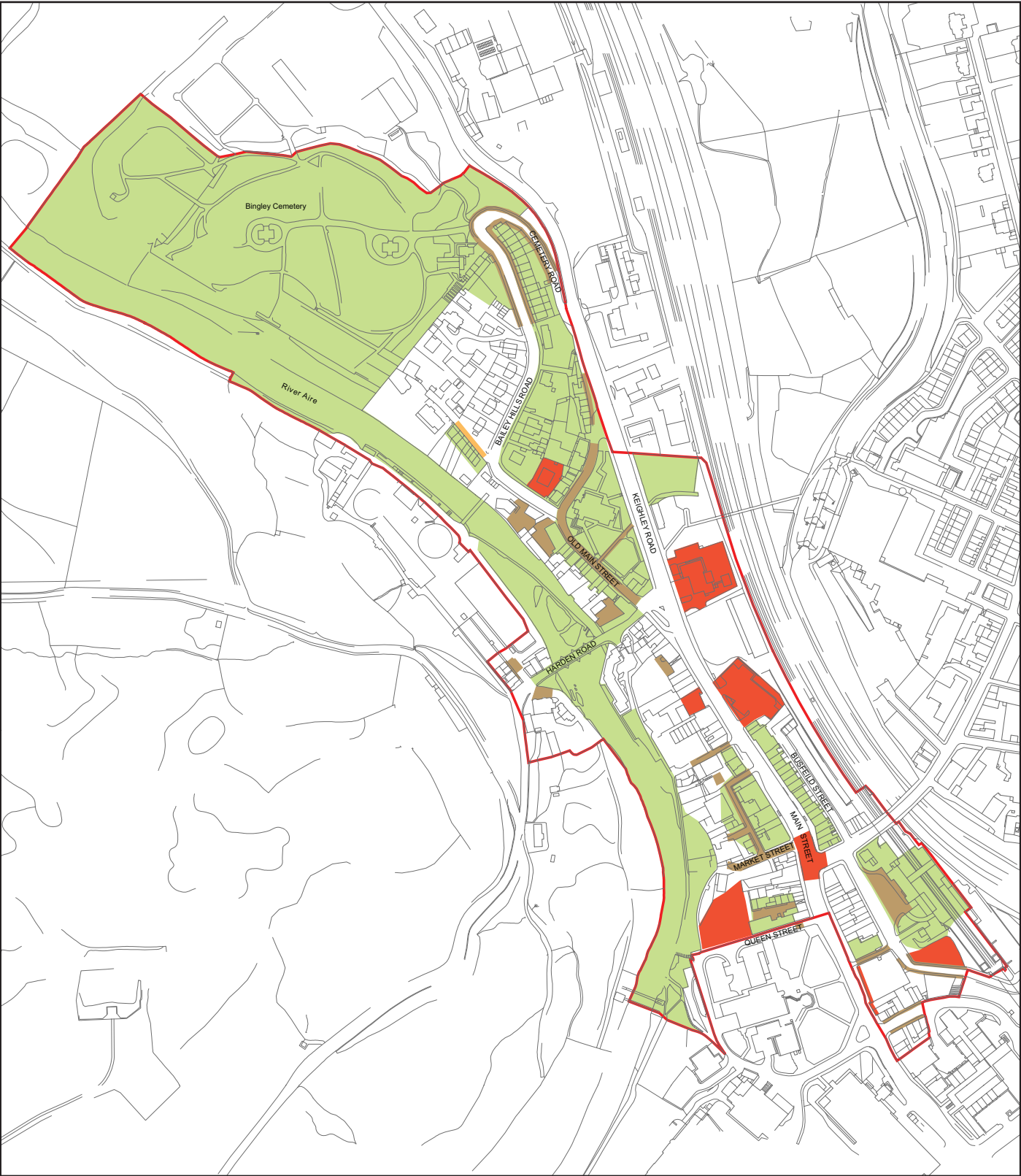
- Uninformed decision making that detracts from the special character of the area.
- Incremental loss of traditional features and details from buildings in the conservation area.
- Loss of historic street surfaces and traditional character of public realm.
- Vacant and underused buildings.










Vacant warehouse on Dryden Street in need of a new use.

Bingley Conservation Area

Character Contributions and Highway Materials



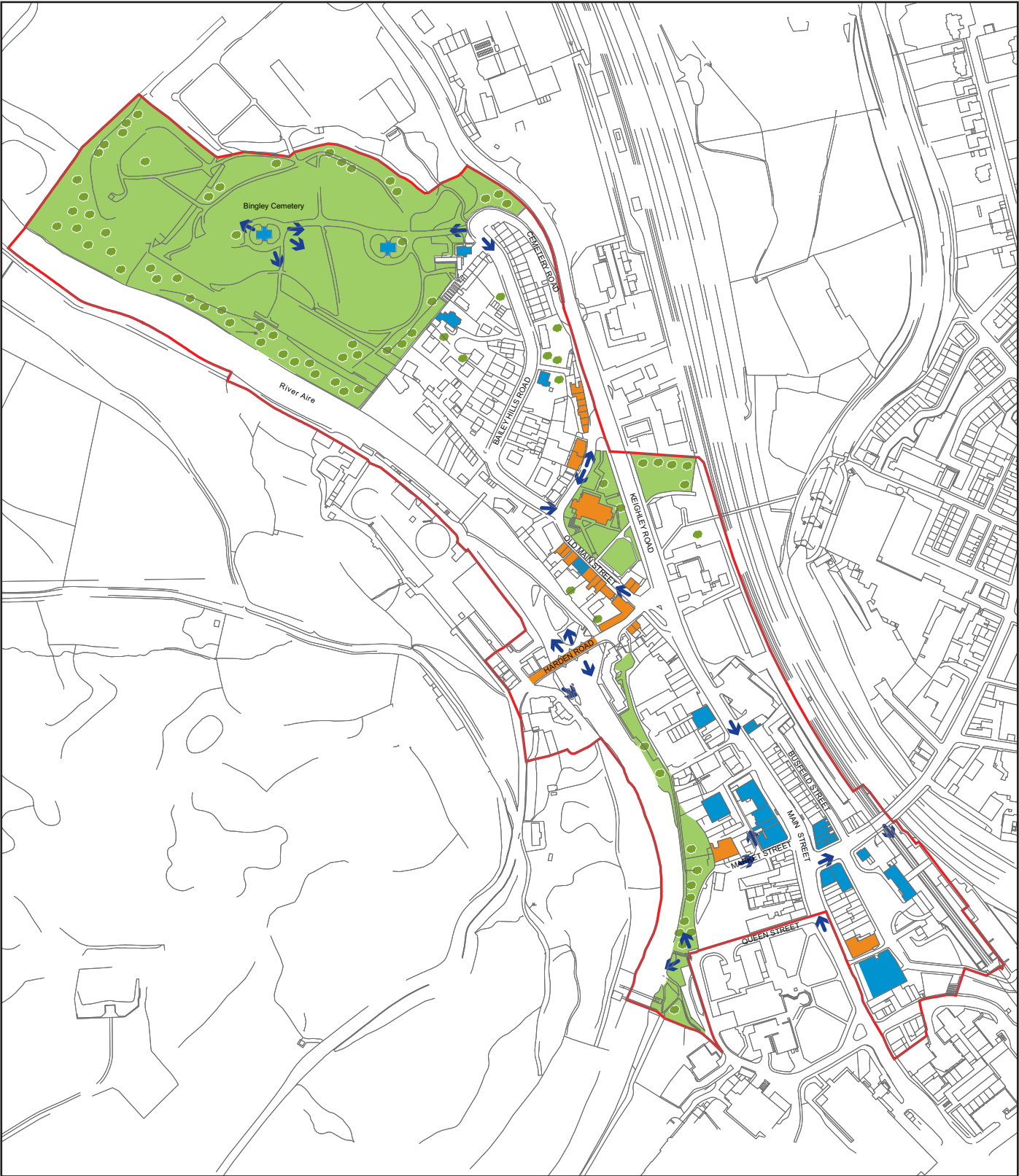
Key

- | | |
|--|--|
|  Conservation Area Boundary |  Stone setts / Flags |
|  Areas providing a positive contribution to character |  Un-surfaced / Partially surfaced |
|  Areas providing a negative contribution to character |  Tarmac / Concrete |
|  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.

Bingley Conservation Area

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



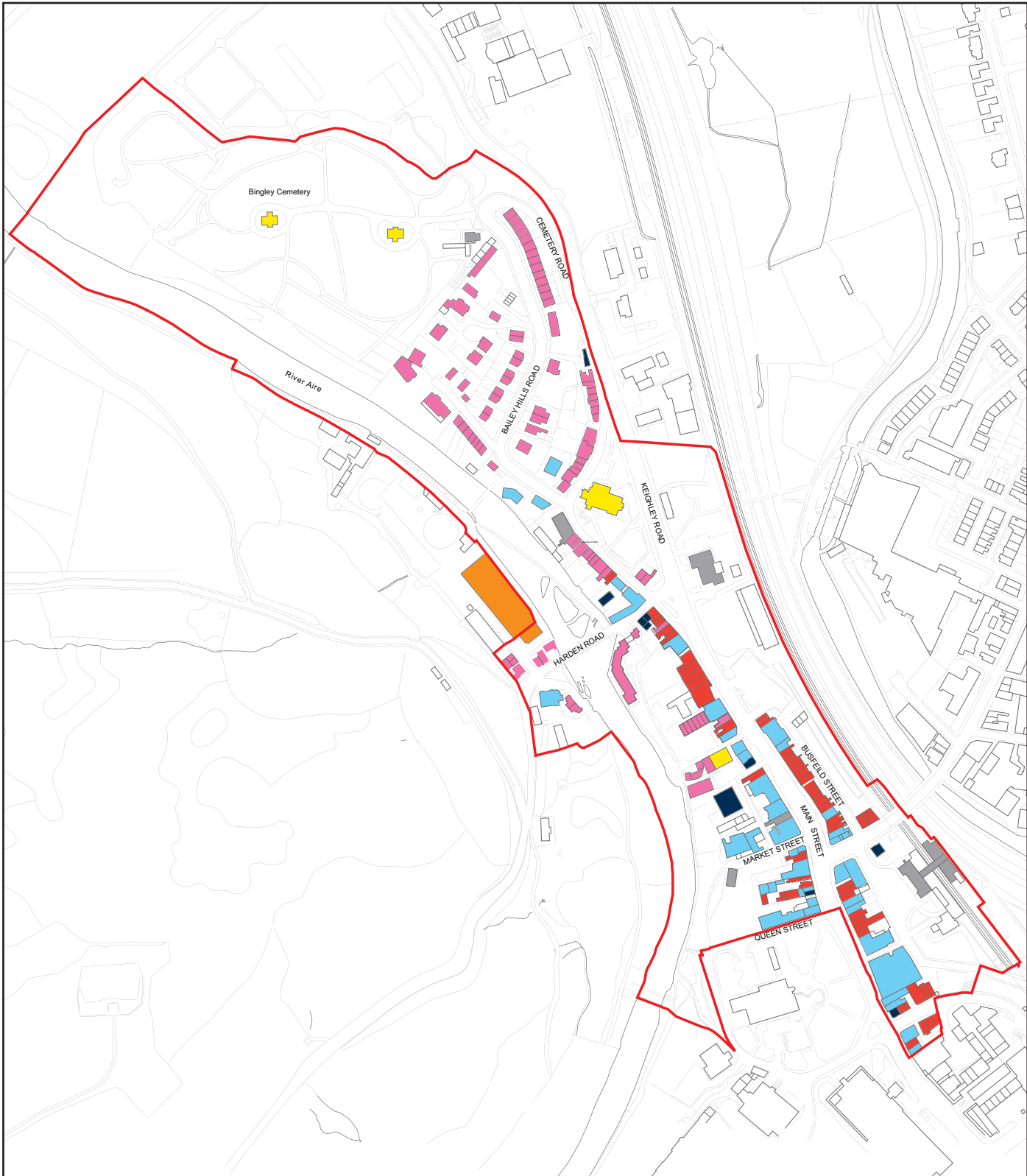
Key

- | | | | |
|--|----------------------------|--|-----------------------|
| | 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.

Bingley Conservation Area

Land Use



Key

| | | | |
|--|-----------------------------|--|-------------------------------|
| | Conservation Area Boundary | | Residential |
| | Retail / Mixed use building | | Other building |
| | Commercial building | | Vacant building / Floor space |
| | Ecclesiastical building | | New development |

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2003 are detailed below.

Changes affecting the Conservation Area

New Development

The former shop at **119 Main Street** has been converted to a training centre for Shipley College. The building maintains the appearance of a retail unit but is not traditional in design or style.



NEGATIVE CHANGE

Lesson: In future applications should specify a higher standard of design and materials before approvals are issued.

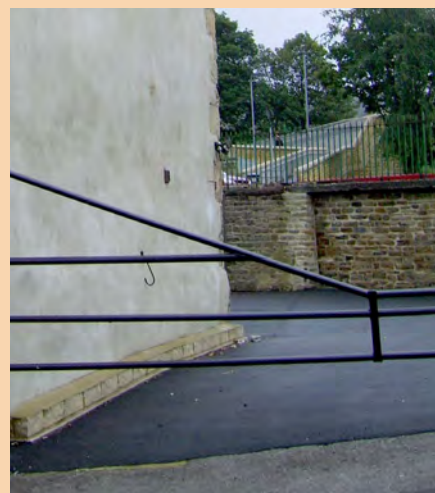
Two applications have been approved for works to the Grade II listed **Old Fire Station (now Suburban Style Bar) on Market Street**. A canopy has been erected on the terrace and telecommunications equipment mounted on the building. Both have failed to enhance or preserve the character of the building or the conservation area.



NEGATIVE IMPACT

Lesson: Applications, particularly involving listed buildings should be viewed carefully to ensure alterations do not detract from the character of the building.

The garden wall to nos. **11-13 Old Main Street**, Grade II listed cottages has been removed to allow car parking. Though a relatively small alteration this has undermined the historical interest of the building.



NEGATIVE IMPACT

Lesson: Loss of historic fabric to listed buildings should only be approved where there is good reason.

An internally lit fascia sign and projecting sign, both constructed from plastic were granted consent at **109-111 Main Street**. The use of untraditional materials and corporate logos has resulted in a poor result.



NEGATIVE IMPACT

Lesson: In future applications should specify a higher standard of design and materials before approvals are issued.

Fascia and projecting signs at **162-164 Main Street** were given consent in 2005. The signs are too big and are entirely modern in their materials and style.



NEGATIVE IMPACT

Lesson: In future applications should specify a higher standard of design and materials before approvals are issued.

The **Old Sunday School on Dryden Street** has been received permission in 2005 for the conversion and extension of the building to create 14 apartments. The building is set well back from the highway and very little is visible of the building or the extension.

NEUTRAL CHANGE

81 Main Street has been converted from an office into a children's shoe shop. The shopfront is generally acceptable though the fascia is too large.



NEUTRAL CHANGE

Permission was granted for the change of use of part of **Arden House on Wellington Street** to form a Pilates studio. As there have been no outward changes to the building it has had a minimal impact on the character of the conservation area.



NEUTRAL CHANGE

The former shop at **98 Main Street** has been converted into a beauty therapy shop. The shopfront is acceptable and generally the result has been acceptable.



NEUTRAL CHANGE

Advertisement consent was granted for two fascia signs on **67-69 Main Street**. The signs are painted timber and appear acceptable.

NEUTRAL CHANGE

Disabled access has been provided to the bank at **152 Main Street**. The alterations have had a minimal affect on the building's frontage.



NEUTRAL CHANGE

91-93 Main Street has been converted from a shop to estate agents with a new shopfront. The shopfront is sympathetic in style and detail and has been successful in terms of its impact on the character of the conservation area.



POSITIVE CHANGE

Riverside Works on Ireland Street is currently undergoing redevelopment with the existing office building being converted into 4 apartments and a three-storey block of 32 apartments being constructed to the rear, just outside the conservation area. It is too early to assess the full impact on the setting of the conservation area.



Buildings

The following buildings have become vacant since the publication of the Conservation Area Assessment: **130 Main Street, 131 Main Street.**

CONCERN

The prolonged vacancy or underuse of buildings makes their longer term future uncertain.

The following buildings were vacant when the last Conservation Area Assessment was written and remain vacant: **6 Park Road, the warehouse on Dryden Street, 1-3 Millgate and the cottage to the south** (may be in partial use).

CONCERN

The prolonged vacancy or underuse of buildings makes their longer term future uncertain.

Trees & Open Space

Since the publication of the last Conservation Area Assessment there have been 9 notices of intent to remove trees within the conservation area. These have been mostly around the Bailey Hills Road area and were mostly due to poor condition, disease or lack of space.

NEUTRAL CHANGE

Boundary

The boundary has been reassessed and no changes are proposed at this time.



Works to Highways

The Bingley Relief Road (A650T) was opened in 2004 and has eased congestion through Bingley town centre by taking most of the through traffic away from Bingley. Several highway improvement schemes for Bingley town centre have been put forward and being reviewed.



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 inappropriate fascia signage, poorly detailed shopfronts, small extensions to dwellings and satellite dishes. 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 repair and maintenance of historic properties will be made available.

Right: Altered shopfront on Main Street, which detracts from the streetscape.

Below: No's 1-3 Millgate are historic properties in a poor state of repair.



Management Proposals

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

The objectives aim to:

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

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

| | Objective | Actions | Timescale |
|----|--|--|--------------------------------------|
| 1 | Design and Conservation Team to maintain contact with the local community. | <ul style="list-style-type: none"> • Yearly newsletter about conservation area issues. • Design and Conservation website to be made as informative, user friendly and up-to-date as possible. | Yearly 2006-20012 |
| 2 | Improved communication between Council officers and key partners in the conservation area. | <ul style="list-style-type: none"> • Formation of a conservation area forum. • Workshops. | Monthly As required |
| 3 | Improve the quality and amenity value of the public realm, open spaces and highway materials in Bingley. | <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 commercial areas in Bingley. | <ul style="list-style-type: none"> • Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007. • Planning Policy. | Review guidance periodically |
| 5 | Preserve and enhance features and details that contribute to the character of Bingley conservation area. | <ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to 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 where appropriate. | 2006-2012 as resources permit |
| 7 | Retain the Commercial activity and ensure all investment is contributing to the character of the conservation area and its activities. | Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council. | Continual |
| 8 | Monitor Planning Applications to add value to the historic environment. | Design and Conservation Team to work more efficiently within the wider planning service. | Continual |
| 9 | Address illegal works to listed buildings and unauthorised development. | Liaison between Design and Conservation Team and Planning Enforcement Team. | Continual |
| 10 | Retain important trees. | Liaison between Design and Conservation Team and Trees Team. | Continual |
| 11 | Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area. | Design and Conservation Team to review Bingley Conservation Area every five years in line with Best value Indicator 219a. | Review by October 2011 |

