



Burley-in-Wharfedale

CONSERVATION AREA ASSESSMENT

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The Objectives of the Assessment

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 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). They are cohesive areas with a discernable character: unique environments, which are defined by the interaction of buildings and spaces within their confines. As such, they 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 in order to ascertain whether further 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. It means that planning permission is required for a number of alterations that would otherwise be considered permitted development, specifically:

- Recladding the exterior of a dwellinghouse in stone, artificial stone, timber, plastic or tiles;
- The enlargement of a dwellinghouse consisting of an addition or alteration to its roof; and
- The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse: on a chimney, on a building which exceeds 15 metres in height, or on the wall or roof slope that fronts a highway or waterway.

It also reduces the size of enlargements to dwellinghouses and industrial or warehouse buildings that can be built without planning permission. In exercising planning functions, attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. The objective of these measures is to maintain or improve the environmental quality and interest of the area

and safeguard its local distinctiveness and sense of place, within a framework of controlled and positive management of change.

The City of Bradford Metropolitan District Council has prepared this assessment of Burley-in-Wharfedale Conservation Area (April 2002) in order to fulfil its statutory duties under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (2) of this act places a duty on the Council to review its conservation areas from time to time, and section 71, to formulate and publish proposals for their preservation and enhancement. The objectives of the exercise are to:

- Clearly define and record the special interest of Burley-in-Wharfedale Conservation Area;
- Reassess the current boundary of the conservation area, in order to ensure that it reflects the area of special interest and is 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 Burley-in-Wharfedale; and
- Assess the action that may be necessary to safeguard and enhance the special interest of the place.

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 with 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.

Introduction

The historic settlement of Burley-in-Wharfedale is situated in mid Wharfedale between Ilkley and Otley, on the edge of the Bradford district. It covers a defined area surrounded by open moorland to the south and west and the River Wharfe to the north-east. The population of the area covered by Burley-in-Wharfedale Neighbourhood Forum stood at just over 6000 at the time of the 1991 census, but it is estimated to have increased by at least 1000 since, as a result of new development. 99.5% of the population at that time were white and there was only a small ethnic minority. It is fairly affluent with 82.6% (1991 figures) of the properties owner occupied.

The conservation area was originally designated in May 1977, in order to protect the character of the predominantly eighteenth and nineteenth century core of the village, which follows a linear route along Main Street and Ilkley Road. The boundary was altered as a part of the revision of conservation area statements in a report to the Town and Country Planning (Policies and Plans) Sub-Committee in February 1993 to follow the line of the new A65, which effectively separates the settlement from the river and Greenholme Mills. It is presently one of the fifty-six conservation areas within the Bradford Metropolitan District.



View down Back Lane to rising moorland beyond the village

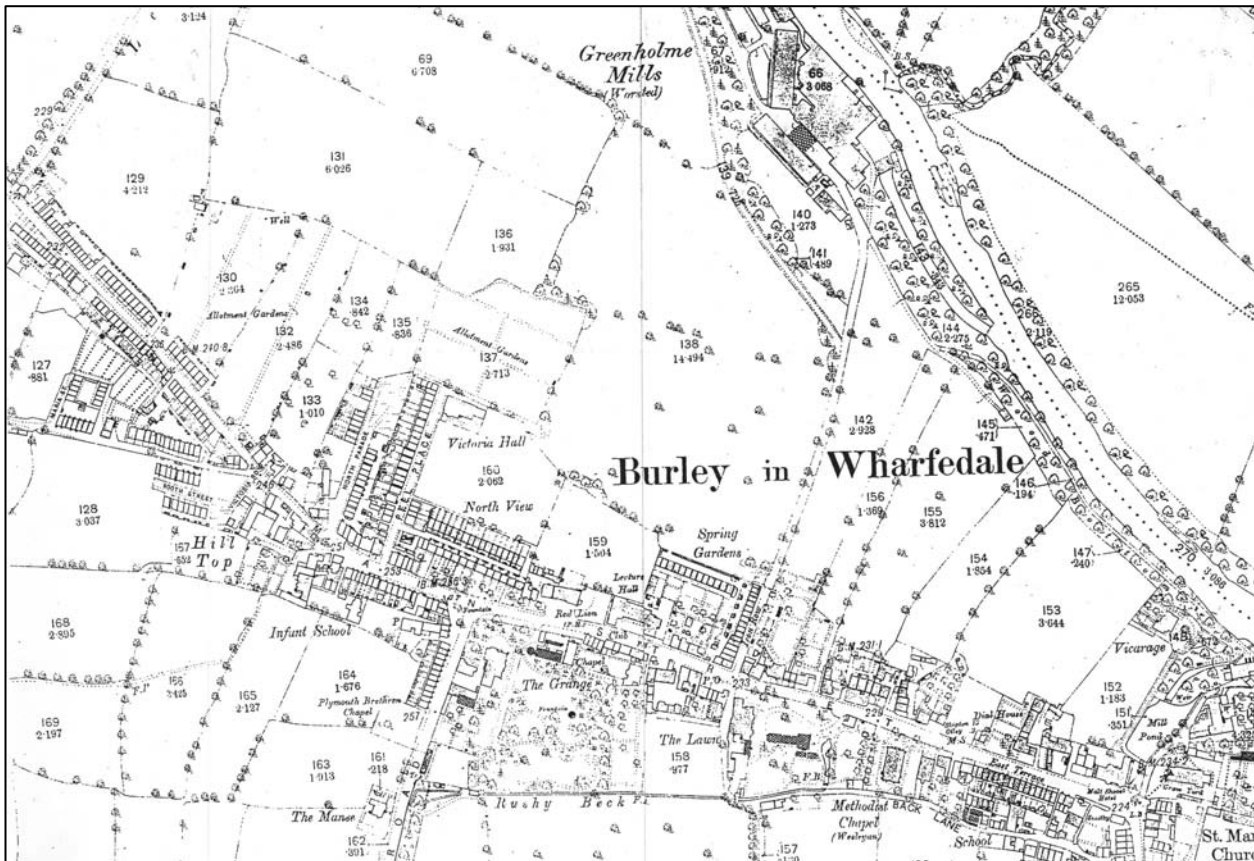
The Historic and Architectural Interest of Burley-in-Wharfedale Conservation Area

Burley-in-Wharfedale Conservation Area covers the historic core of the settlement, which retains elements from various stages of its historic development and effectively charts its transformation from a small rural community into a thriving nineteenth century industrial village. Subsequent twentieth century development has largely occurred around this central core and consequently its form has remained very much unchanged since the closing decades of the nineteenth century (as is evident from a comparison of the present form with the 1893 Ordnance Survey map. See next page). Architecturally, it contains a rich mix of buildings, which record the evolution of design and construction in this area over a period of more than three hundred years. The result is an environment that should be treasured not only for its historic and architectural interest, but also for its quality, its sense of place and community and not least its aesthetic appeal.

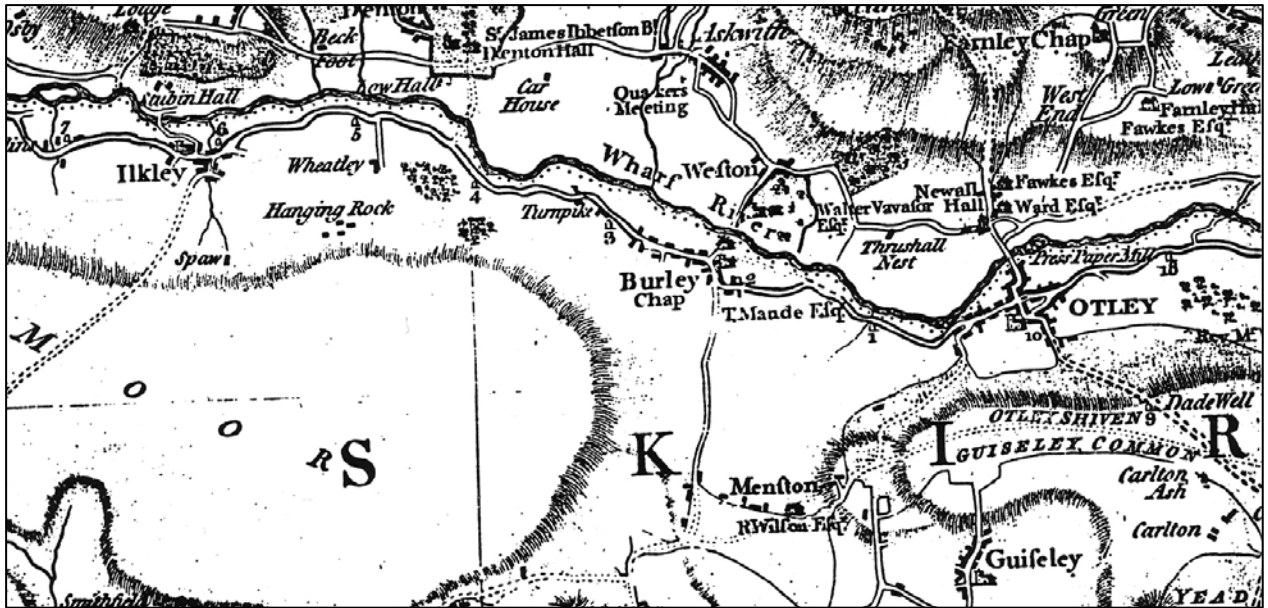
The settlement has an extensive history dating back to at least Anglo-Saxon times. Although there is evidence of earlier activity in the area in the form of Bronze Age burial grounds that have been found on surrounding moorland, these do not relate to the settlement itself. The first known historical reference to the place comes from a Saxon charter dating from around 872, which records it as *Burhley*. The name is thought to derive from the amalgamation of two constituent parts: *Burh* or *Burgh*, meaning fortification or mound and *Ley* meaning meadow or clearing. The place appears as *Burghleg* in the Saxon Chronicles in 942 and *Burghelia* in the Domesday Book (1086), at which time the area was characterised by arable, pasture, woodland

and moorland and was part of the manor of Otley, owned by the Archbishop of York. Mixed farming was naturally the major industry of the place and this was to continue: *"Burley remained a small agricultural village of little importance for the next 700 years"* (Warwick 1999).

The settlement originated around a small chapel to the far east of the village, at the junction of what is now Main Street and Corn Mill Lane. During the thirteenth century a chapel called St. Michael's was constructed, probably on the site of what is now St. Mary's Church, however this burnt down in 1526 and the village had no place of worship until 1641. It is possible that the original corn mill was also situated close to where the present structure now stands and consequently the early uses of the area appear to still be evident in its current form. Farm houses, barns and outbuildings would have huddled around this core and at some distance from it – it is safe to assume that these early structures would have been timber framed with thatched roofs, as stone was too expensive at this time to be utilised in the construction of such simple buildings. Very little of the physical fabric of this age has survived, as the buildings have tended to be replaced over the years, in response to contemporary aspirations and technical advances. The street layout, however, is of some antiquity and adds much to the character of Burley, drawing together the various elements of the village. A fourteenth century extent of Otley indicates that the routes along the south of the Wharfe valley from Otley, Burley to Ilkley and Bradford were well established by this period, as tenants were required to travel considerable distances to fairs and markets at Skipton and Bradford.



Ordnance Survey Map of Burley-in-Wharfedale 1893



Jeffery's 1775 Map, showing routes through the region

Jeffery's map of 1775 probably reflects the line of these medieval roadways, which are still evident in the current form of the settlement. On the junction of Corn Mill Lane a maple tree stands, in the position of an earlier elm tree, the Pudding Tree, where traditionally every seven years until 1787 a giant pudding was consumed by local inhabitants.

The earliest surviving buildings of the settlement and the conservation area date from the seventeenth century. These were built in the local vernacular tradition. Vernacular architecture can be defined as architecture that is designed to satisfy the simple demands of family life, is traditional in design and built of readily available local materials. Such buildings are peculiar to the area in which they are situated and inherent to its sense of place.

In the past vernacular architecture has somehow been taken to imply humble or practical origins and was much undervalued. However, in recent decades the recognised value of this type of architecture has increased. The buildings stand as records of the social, economic and cultural history of the region in which they are situated and contribute greatly to our

understanding of the past, as well as clearly

documenting local craftsmanship techniques. They have a certain affiliation with the landscape in which they are set and sit harmoniously in their wider context. Vernacular structures in Burley-in-Wharfedale are constructed of local stone and have stone slate roofs. The older examples are likely to have originally been thatched, as is evident from a photograph of the old Malt Shovel Inn, which was demolished in 1880 to make way for the Grand Victorian Structure that superseded it. The Old Ford (now 48 Main Street and 1, 2 and 3 York Road (Grade II)), the Old Grammar School,



The Old Grammar School, Station Road (Grade II) – one of the oldest surviving buildings of the conservation area



Dial House (Grade II) – one of the oldest surviving buildings of the settlement

Station Road (Grade II) and Dial House, 40 Main Street (Grade II) are the oldest buildings of the conservation area. By the nature of things, the older a building is, the more rare and precious it becomes. As well as being constructed of the same materials these buildings have other characteristics in common: mullioned and sometimes transomed windows; prominent kneelers and with the exception of the Grammar School, which is single storey, two-storeys in height. The sundial, dated 1685, is an additional point of interest of Dial House and accounts for its name. All of these features are integral parts of the vernacular form of the region.

It is clear from the location of these buildings that

by the seventeenth century the settlement had already begun to develop away from its early core. This process accelerated during the eighteenth century, as a result of the growing industrial nature of the place. The buildings of this time continued to be constructed in the vernacular building tradition, which persisted into the early / mid

nineteenth century, and account for the majority of Listed Buildings within the conservation area. They are typically simple in form. However some grander structures, which combined architectural fashion with the use of local materials, were also constructed, testifying to the affluence of the settlement at the time. The harmonious mix of grand and simple buildings is now an important part of the image of Burley-in-Wharfedale and provides a visual heritage which is particularly valued by local residents and visitors alike..

The Grade I listed Burley House is by far the grandest structure of its time in the settlement. It is a small Georgian mansion house, constructed of sandstone ashlar in a neo-classical style – typical of the period. It exhibits features such as a parapet with urns, sash windows and a string



Mullioned and transomed window of the grammar school



Burley House (Grade I)



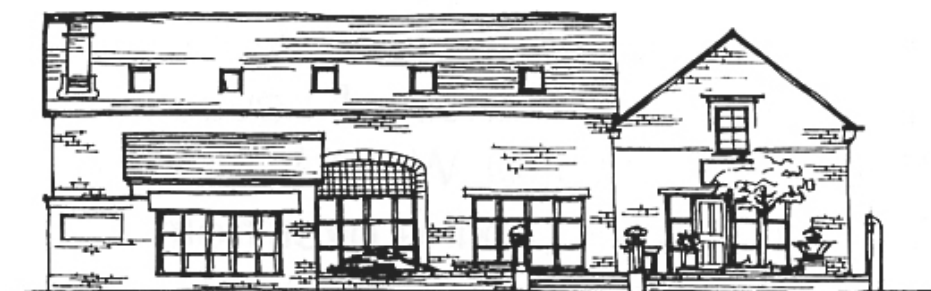
Highway Cottage (Grade II), former stables to the lodge. Neo- classical in style and typical of its age. Form of the carriage entrance is evident in the stonework

course. The associated former stables and coach house (both Grade II) are contemporary to the house and add to its interest, enabling the interconnected historical functions of the buildings to be more comprehensively understood. The Lodge (Grade II), situated opposite, is another particularly impressive eighteenth century neo-classical style structure, which has a slightly later Gothick style addition to its west elevation. In the early 1970s, its former stables block (now 2 Main Street, Grade II) underwent conversion to form Chevin House and Highway Cottage, at which time a Georgian style doorway was inserted into the façade. The form of the original carriage entrance is still evident in the pattern of stonework. Moving north into Corn Mill Lane, Burley Hall is situated.

To the north is Corn Mill Lane and Burley Hall. The original manor house was built by John Pulleyn in 1630, but burnt down in 1822 and was rebuilt in 1832. Most of the current building is early nineteenth century, however it also incorporates elements of earlier structures, for example a window dated 1725. Like the aforementioned structures, it is constructed of local materials in a neo-classical style. This building forms part of a group of listed structures that cluster in this area of the settlement, including: the former orchard walls, the garden wall, the piers and gates to the hall, the viaduct and bridge south of mill pond, Corn Mill, Corn Mill Cottage and Corn Mill Barn, all of which are constructed in the vernacular tradition. Corn Mill Cottage Barn (Weather Vane House and Cottage) is particularly reminiscent of the agricultural nature of the settlement at the time of its

construction, retaining the form of the carriage entrance, despite its conversion to residential use. Weather Vane Cottage derives its name from the weather vane situated on its apex that dates from 1738, clearly a significant historical component of the area.

The settlement continued to have strong agricultural associations during the eighteenth century and cottage based industries flourished alongside this. However by the end of the century, the introduction of water-power had transformed the domestic system of producing textiles into a more mechanised system and scribbling and spinning mills were introduced into the area. Nevertheless, many buildings of the settlement, although now in diverse uses, retain elements of their agricultural past; carriage entrances are a particularly distinguishing feature. Hopps Farm, situated on the bend in Main Street, for example, has a large barn door opening on its rear elevation, 89 Main Street has one on the street elevation and Wright's Land Rover Garage on Booth Street, occupies a fine barn with tall-segmental carriage entrances. These are important reminders of a bygone Burley and significant to the understanding of its development. There are also a number of former farmhouses nestling within the conservation area, although most of these have lost their original agricultural associations, their form, age and orientation can often give an indication of their original nature. 1-3 Stoney Royd, Main Street, and Hill Top House, Main Street, are both Grade II listed, detached, eighteenth century, vernacular style, former farmhouses. A number of other similar structures are also huddled in this area, including Cherry Trees, 136 Main street, which has a sundial dated 1785 in a central position on the front elevation and no. 2 Hill Top, the L-shaped configuration of which is reminiscent of a house and barn, although they have undergone quite major alteration. 50 and 52 Main Street (Grade II) are also turn of the eighteenth / nineteenth century houses of a similar ilk.



89 Main Street –the carriage entrance remains a prominent feature of the street and alludes to an early form of building. Source of Sketch: Burley-in-Wharfedale and Burley Woodhead Village Design Statement.



Nineteenth century streetscape of shops, licensed premises and houses of 107 – 121 Main Street, just west of the junction with Station Road. In many cases nineteenth century shop fronts have been added to older structures. Source of sketch: Burley-in-Wharfedale and Burley Woodhead Village Design Statement

Stone two-storey cottages and shops are however the most abundant building type within the conservation area, the dates of which span from the late eighteenth century to the early twentieth century. The quality of these structures in the village is particularly high and many are listed for their individual historic or architectural interest. They are generally simple structures that stand as fine examples of the vernacular of the area – exhibiting the characteristic features identified: stone built, often with stone slate roofs, plain stone door and window surrounds, stone chimney stacks and some have prominent kneelers. Their interest is increased where original or early details, such as windows, doors and shop fronts, have survived. This building type is particularly evocative of Burley as a place and reflective of a significant period in the settlement's history. Most of the cottages were constructed to accommodate workers of the newly established mills. Cotton mills were built alongside the goit towards the end of the eighteenth century and Greenholme Mills itself, which was to have such a great influence on the development of Burley-in-Wharfedale, opened in 1790. New Mills was constructed twenty-one years later. As a result of this industrial activity, the village saw an unprecedented period of growth, which is reflective of the general urbanisation of the country that was precipitated by the changes brought about by the Industrial Revolution. The population of the village rose from 842 in 1801, to 1984 by 1855 and 3310 by 1901 (Newbould). The position of the mills dictated the form of the village, with terraced housing stretching along the length of Main Street and clustering around the central area, which had easy access to the mills via Iron Row. Most of the new structures were constructed with stone quarried from the moor edge escarpment, funded either by the mill or speculative landlords. Although all the structures therefore have common characteristics, the influence of architectural fashion and technical advancements is clear in their detailing and the gradual evolution away from the use of traditional building techniques is evident. The use of slate

rather than stone slate as a roofing material is the most obvious progression away from the vernacular style. This was brought about by technical innovations, which provided ease of transportation and occasioned the advent of mass production. New materials therefore became more widely available and eventually cheaper than local alternatives.

The earlier cottages are less regular than the later terraces that were clearly designed as uniform groups. Parts of the conservation area are characterised by this irregularity and an eclectic mix of Georgian and Victorian elements of the village sit harmoniously adjacent to one another along Main Street. This is most obvious along the rows of shops, public houses and residential houses that are 107 to 139 and 122 – 134 Main Street, which are accommodated in a collection of buildings of a variety of styles, ages and sizes. Victorian shop fronts have been added to older style properties often adding to their interest, however this area has also been susceptible to subsequent alterations that are not always conducive to its quality. Some early features have been retained, for example 117 – 121 have sixteen-paned timber sash windows. The shop fronts are the most striking and distinguishing feature of these properties. Many are now modern in design, although there are some good examples of Victorian shop fronts. The corner shop has a particularly fine timber shop front, with a corner recessed entrance. 72



Example of a particularly fine Victorian shop front of the corner shop, 107 Main Street



71-79 Main Street (Grade II) – Late eighteenth / early nineteenth century cottages and shops that are irregular in form yet constructed in the vernacular style of the region.

Main Street has also retained an early shop front, despite its alteration to residential use. Unlike the grand later Victorian designs, this is a simple timber framed paned window, which reflects the simplicity of the style of the building on which it is situated. 71-87, opposite this, is a significant building group, which incorporates structures that date from the turn of the eighteenth / nineteenth century to the mid nineteenth century. They were built in distinct stages and a consequent variation of form is evident, despite all comprising elements of the local vernacular. 71 – 79 are turn of the eighteenth / nineteenth century structures and are particularly simple in style, whereas 81 – 87, which are a group of shops, date from about 1840 and are slightly more ornate. They have sculptured door and window surrounds and prominent quoins that reflect the architectural fashion of the time. The row of cottages situated on the bend in Main Street date from a similar era. They are a particularly attractive and highly visible group within the conservation area. 4, 6 and 8, 10 and 12, 16 (including 14) and 24 – 30 are Grade II listed. Although no. 18 is not listed it forms an integral part of the group and can consequently be identified as a key unlisted building within the vicinity. All these structures are vernacular in that they are constructed of local stone with stone slate roofs; they are nevertheless of their time, with interesting details. 6 and 8 have a



24 – 30 Main Street (Grade II) – these attractive cottages sit dominantly on the bend in Main Street



86 – 112 Main Street (Grade II) – fine examples of workers housing constructed in the early nineteenth century. Situated at the junction of Station Road and Main Street they are a highly visible element of the village.

single step with spiral patterned railings. 26 to 28 retain their original sixteen-paned timber sashes, moulded doorcases and decorative fanlights, typical of the Georgian style of architecture. The long range of 24 to 30 were restored in the 1970s, when the uniform Georgian green doors were installed, completing their image.

A second particularly attractive group of terraced houses, which are highly visible due to their situation opposite the major junction of Main Street and Station Road, are 86 – 112 Main Street (Grade II). The twelve double fronted cottages that date from about 1820 are set back from the road with large front garden areas. This distinguishes them from the majority that front directly onto the street. These are constructed of stone, but are early examples of the influence of the availability of slate on the roofline of the village. Evenly spaced chimney stacks sit on the slate roof and are an integral part of the design of the buildings. Many of the original details have now been lost, although timber sash windows are still evident on a number of the structures. 62-70 are also attractive, but have lost much of their integrity due to quite major alterations. Unlike the aforementioned they are true to the local vernacular style with a distinctive chunky roofline



62 – 70 Main Street – old cottages that exhibit elements of the vernacular tradition and are important to the streetscape, but have undergone much alteration.

of stone slate with prominent kneelers. The white render applied to some of the group breaks the uniformity of the colour and texture of the stone that dominates the centre of the village. The chimney stacks, doors and windows have been altered and later additions added to the front elevation. Despite this the form of the buildings contributes is an important part of the townscape of this part of the settlement.

There are many groups of uniform terraces within the conservation area, most of which date from the later nineteenth century. Nationally, a vast

amount of building occurred at this time and the built legacy from the era is extensive. Consequently only the very best examples of the age are listed. Although many of the stone terraces of the conservation area are not particularly special from this national perspective, they are an essential component of the character of Burley-in-Wharfedale. Some are particularly worthy of mention at this juncture. The mid-nineteenth century terraces of Iron Row are particularly prominent. The uniformity of their frontage and their evenly spaced chimney stacks line the route out of the village across the fields to Greenholme Mill. Most of the original style of door and window details has now been lost. The style and simplicity of form of these buildings matches that of the terraces to the west of Main Street, most of which also date from the mid nineteenth century. These structures front directly onto the street and create a tunnel like view out of the settlement to the rising moorland beyond its realms. The evenly spaced stone chimney stacks that perforate the slate roofline are a particularly important part of this image. The buildings have plain stone door and window surrounds, but the windows and doors themselves are mainly modern. Number 225 has a former tall archway, which is now blocked up, with a classically detailed segmental – arch and raised keystone. 194 has a similar blocked archway. These would have probably provided access for carts to rear ranges. Each cottage of the row 184 – 200 has pintols for wooden



View down the terraces of the west of Main Street. Their siting directly onto the street creates a tunnel like view out to the rising moorland beyond the confines of the village. The evenly spaced chimney stacks are an important part of this view.

shutters to their windows. 203-207 have an interesting memorial plaque dated 1850 that record that they were built by the local Masonic lodge for the poor – “*In sickness & old age forsake not thy brother*”. At the end of this group a row of earlier, probably eighteenth century terraced cottages with front garden areas are situated (223- 235). These are simple vernacular style properties that would at one time have stood some distance from the core of the village. The streets off of Main Street, such as Peel Place and Spring Gardens, also accommodate similar structures. Much of the terraced housing to the south of Main Street was built between 1850 and 1880, some of which was constructed by a cooperative effort on the part of the workers themselves.



Fenton Street terraces – they are still constructed of local stone, but have decorative elements typical of the Edwardian period.

Station Road is the second main route through the settlement and accommodates a range of residential properties. A row of workers cottages (8-30) that date from the early nineteenth century are situated on this road within the confines of the conservation area. These front directly onto the street and have rear garden areas. The iron railings around the front steps of the buildings are a particularly prominent feature, which add interest to the structures. The wharfedale railway line itself was opened in 1865. This linked the village with Otley, Ilkley, Guisely, Leeds, Bradford, Harrogate and ultimately the rest of the country and facilitated commuter travel and the transportation of goods. This spurred further development of the settlement.



Railings that surround the front steps of the Station Road terraces – these add interest to the line of vision down the street

In the closing decades of the nineteenth century development tended to continue to centre around Main Street, but moving slightly northwards and southwards away from it. The terraces of these areas continued to be constructed of local stone, the most enduring feature of the vernacular

tradition and consequently contribute to the sense of place, yet their features clearly document the progression of architectural fashion at the turn of the nineteenth / twentieth century. 54, 56 and 58 Main Street, for example are a clearly stylised row of houses that date from 1871. The influence of the shift away from the symmetrical to the more irregular, eclectic style of design that was inspired by the picturesque movement is evident. The stone building with its slate roof has three prominent gables to the street elevation, the apexes of which are adorned with stone finial details. This pattern is reflected on the stone porches that front two of the properties. The windows have stone mullions to the upper storey and mullions and transoms to the lower. A bay window is situated in no. 58. The early twentieth century terraces of Lawn Road, Lawn Avenue and Grangefield Avenue also exhibit clear elements of the fashionable style of the era. There are distinct styles to each row. The terraces of Lawn Road, for example, are relatively simple in design, although the doorcases are more ornate than the plain stone of the earlier examples in the village. Lawn Avenue and Fenton Street on the other hand are typically Edwardian in style with gables onto the street, which have decorative timber bargeboards. Most of the windows and doors have been replaced with modern alternatives, however a number have retained their timber sash windows, timber windows with coloured glass and half timber, half coloured glass doors. Such features should be cherished.

The growth of Burley-in-Wharfedale during the nineteenth century also saw the construction of larger buildings. These served a variety of functions, some private and others civic in nature. This era particularly saw the



The Grange (Grade II) – an elaborate Victorian building constructed for J. P. Clapham the founder of the Salem Chapel. Built in a Gothic Revival style and dating from the 1840s the building underwent alteration in the 1860s. The war memorial now stands in front of it.

establishment of new types of building, which were necessitated by sociological changes that resulted from the technical advances of the period of the Industrial Revolution. Middle class businessmen rose to positions of eminence in society, organisations were needed to deal with the affairs of the larger urban centres, such as the Local Board of Health, which was set up in Burley-in-Wharfedale in 1854 and succeeded by the Burley Urban District Council in 1898, and there was an increasing awareness of the needs of the masses for education, health and recreation facilities. Large houses were built in and around the settlement to accommodate the wealthier members of society. The Grange (Grade II) is the most elaborate, central example of such a structure. J. P. Clapham, the founder of Salem Chapel, built it in 1840 in a Gothic Revival style, but Thomas Emsley made extensive alterations to the structure in the 1860s. The building is a landmark structure within the village, being quite majestic in its form and situated in a prominent position on the corner of Station Road and Main Street. A small gazebo (Grade II) is situated to the east of the Grange. The Gothic style of the octagonal structure with a blue slate roof complements that of the Grange. The war memorial that stands in front of it was built in 1921 and is now a listed building in its own right, reflecting another

important period in the country's history and a simple of local pride. The Lawn (unlisted), situated further east along Main Street was also built as a large private house at a similar time to the Grange. Dating from the 1860s, it is distinctly Italianate in style, which is emphasised by the ionic columns of the porch. Some of its round-headed windows retain their timber sliding sash details. Bay windows, which are a typical feature of a building of its age, project from the ground floor of the front elevation. Although the structure is not listed, its stature and contribution to the unusual feel of Burley-in-Wharfedale, where large and small buildings stand adjacent to one another along the length of the street, makes it a key



Timber bargeboard detail of Burfitt Villas, 82 – 84 Main Street

unlisted building within the conservation area.

The Vicarage building and Burfitt Villas (82 – 84 Main Street) are rather more moderate sized dwelling houses of the era. Each again is very individual in style, as is so typical of the Victorian era. Burfitt villas date from 1879 and have

particularly intricate timber details, especially on the bargeboards of the front gables. The vicarage was constructed in the mid-nineteenth century. Again its size, stature, detailing and positioning, which makes it highly visible across the openness of the recreation ground, means that it is a key building of the conservation area. It has distinctive timber bargeboard details, domineering chimney stacks to its blue slate roof and stone mullioned and transomed windows. Two of the public houses of the area: the Red Lion and the Queen's Head are constructed in a similar Tudor revival style. They both date from the 1890s and have decorative timber gables. These are reflective of a period of inn building in the Burley-in-Wharfedale, in response to the growing level of tourism that resulted from the establishment of the railway line. The Malt Shovel Inn (Grade II), which sits dominantly on the bend in Main Street is the grandest of these. It was constructed in a Jacobethan Revival style in 1880, replacing a smaller thatched inn.



The Malt Shovel Inn (Grade II) – constructed in a Jacobethan Revival style in 1880: a dominant structure across the openness of the green.

Religion was an important part of Victorian society. Non-conformist organisations flourished at this time and the rivalry between these and the Anglicans occasioned the construction of many places of worship. A Methodist Chapel was built in Burley-in-Wharfedale in 1816, the Independent (Salem) Chapel in 1840 and the Fairfax Chapel was rebuilt in 1843, becoming the Parish Church of St. Mary in 1855 when Burley Parish became independent of Otley Parish. This was enlarged in 1869, a new Methodist Church (St. John's) was constructed alongside the old one in 1867 and Victorian Road Methodist Chapel opened in 1897. The legacy of the ecclesiastical buildings of this time is great in the village and many of the buildings are now listed. The Salem Chapel (Grade II) was constructed by J.F. Clapham in the grounds of the Grange and is synonymous in style with the house and gazebo. Its associated hall, which is dated 1876, sits to the rear of the



The Methodist Chapel, Main Street (Grade II) – dating from 1867.

Queen's Head and is a significant building due to its association with the chapel and its contribution to the scene through Grange Park. The Parish Church of St. Mary is also Grade II listed. It was designed by the architect Walter Rawsthorne in a Gothic Revival style and with its projecting spire, is one of the most visible landmark structures in the conservation area. However the Methodist Church (Grade II) is the largest of Burley's ecclesiastical structures. It was built in 1868 to the designs of Lockwood and Mawson, eminent architects of the Bradford area, who were responsible for many of Bradford's finest buildings, including City Hall. Adjacent to this is the former Wesleyan Chapel (Grade II). This is another dominant structure on Main Street. It dates from the mid-nineteenth century and in contrast to its neighbour is Classical Italianate in style. This later became the Sunday School to the Methodist Chapel. Although the Victoria Road Methodist Chapel is not listed, it is an eye-catching building situated on the junction of Victorian Road and Ilkley Road. It is a fairly simple stone building with Tudor-arched windows. A Sunday School dated 1914 is attached to its rear.

Political clubs began to materialise in response to the shift towards a more democratic basis on which the newly enlarged urban areas were administered. A number can still be found within the confines of the conservation area. 95 Main Street, for example has a lintel inscribed "Constitutional Club A.D. 1887", the Italianate style 109 Main Street was the Unionist Club, and 44 Station Road a former Liberal Club dating from the turn of the nineteenth / twentieth century.

The Victorian era saw an increasing concern in the welfare of the masses and philanthropic gestures by members of the affluent middle classes were a particular phenomenon of the age. Burley-in-Wharfedale is particularly proud of its association with William Edward Forster.

He and William Fison took over New Mills in 1850, at which time its name changed to Greenholme Mills and worsted became its major work. Forster was a great reformer; he and Fison were great benefactors of the village and showed a particular interest in providing education and leisure facilities for the mill workers and their children. Forster became Member of Parliament for Bradford in 1861 and, as a government minister in Gladstone's 1868-74 government, was the chief promoter of the 1870 Education Act. The Act introduced state and locally funded schools. He became Chief Secretary for Ireland (1880-82), but died aged 68 in 1886. Many buildings stand testament to his and his partner's paternalism. Queen's Hall, which was built as a lecture hall by the Millowners, to provide a concert hall, library, meeting place and school for the villagers, is the epitome of such a building. The building was used by Greenholme Mills school until 1897, but continues to be a landmark building in the village with its clock tower rising above the rooflines of most of the settlement's buildings. Two stone celtic-style crosses with carved shafts stand in front of Queen's Hall. These were raised by public conscription in memorial to the two millowners on their deaths. Other Victorian school buildings to survive include: 133 Main Street – the former Township School dating from 1862 and Burley National School, which was built on the edge of the village in 1898. It is a stone built structure with a red tiled roof and prominent square belfry with a lead spire. In

1897 Fison donated the recreation ground to the village in celebration of Queen Victoria's diamond jubilee; at this time it stretched all the way down to the river bank.

The mills continued to be the major form of employment in Burley-in-Wharfedale into the twentieth century, however this gradually fell away. As travelling was facilitated, initially by the introduction of trackless trams between Burley, Guiseley and Otley in 1915 and then the buses that replaced them in the 1920s, Burley became more of a commuter settlement. Some of the older cottages were replaced by Council Houses in the 1920s, particularly around the Lawn Walk, however, most subsequent development has occurred around the central core of the settlement and consequently the historic fabric of Burley-in-Wharfedale has remained in tact and the collection of buildings contained within the conservation area create a very definite sense of place and chart the historic development of the settlement, the region and the country, as well as architectural tastes and fashions.



Queen's Hall – originally a concert hall with school attached. The two crosses in front were erected by public conscription in memory of William Forster and William Fison.

Summary Table of the Special Interest of Burley-in-Wharfedale Conservation Area

HISTORICAL INTEREST	<p>As most twentieth century development occurred around the historic core of Burley-in-Wharfedale, the area covered by the conservation area retains much of its historic integrity and encapsulates the image of the nineteenth century village. The structures of the conservation area effectively chart the development of the settlement from its agricultural origins through to its nineteenth century industrial expansion, with the earliest dating from the seventeenth century. Sociological trends are also documented in the types of buildings that were constructed. The village is unusually grand with a collection of large structures that were built to accommodate the wealthier members of Georgian and Victorian society. It however also contains a mix of smaller cottages that date from a variety of eras in its history and civic buildings, such as schools, clubs and meeting places. Churches are particularly dominant and testify to the importance of religion at the time of their construction and the rise of non-conformist churches during the Victorian age.</p> <p>The street pattern is significant: Main Street is the historic route between Otley and Ilkley that enabled the transportation of goods to markets. It was well established by the Medieval period. The road itself has necessarily undergone much alteration but the route continues to testify to past thoroughfares through the region. Some historic surfacing is evident in the form of stone flags and setts that relate to the industrial era of the town's history and are of historic interest in their own right.</p> <p>In historical terms the interest of Burley-in-Wharfedale is essentially local, but demonstrate how the wider regional and national trends impacted this small village in Wharfedale.</p>
ARCHITECTURAL INTEREST	<p>Many of the buildings within the confines of the conservation area are built in the local vernacular style and testify to past local craftsmanship methods. These buildings are built in local sandstone with chunky stone slate roofs, prominent kneelers and plain surround doors and mullioned windows. These buildings sit happily in the surrounding landscape and serve to create a terrific sense of place. The vernacular style of architecture has been gradually eroded as a result of transport improvements, which have provided an array of materials for construction, and more universal design styles. The use of local stone is the most enduring element of the vernacular tradition and the conservation area boundary has been drawn where other materials have taken over. Many of the buildings however exhibit elements of the architectural fashion of the time, charting tastes of the era, from the neo-classical style of the eighteenth century to the eclectic mix of revival styles of the nineteenth century, through to the vernacular revival style of the early twentieth century.</p> <p>The conservation area contains a mix of listed buildings, particularly towards the early core of the village, to the east of Main Street. Burley House is particularly notable, being a Grade I listed structure, classifying it as being of outstanding architectural or historic interest. It is a late eighteenth century, neo-classical style mansion, constructed in locally available materials.</p>
AESTHETIC APPEAL	<p>The use of stone throughout the conservation area and the interaction of the types, sizes, styles and orientation of buildings and the relatively large green spaces of the settlement, serve to create an interesting and attractive environment that is deemed to be worthy of protection.</p>

The Character and Appearance of Burley-in-Wharfedale Conservation Area

It has been ascertained that the historic and architectural interest of the place, which is expressed in the unique environment that has been created, makes the core of Burley-in-Wharfedale worthy of conservation area status. To safeguard its special interest, designation aims to protect and enhance the character and appearance of the environment and embrace its spirit, as well as focusing on individual components. Many features contribute to this; things like: the style, form, orientation, massing, height and scale of buildings; the way that the built structure interfaces with the spaces created; the width and orientation of streets; boundary treatments; 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; and local details. 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 Burley-in-Wharfedale. Of course not all elements of the conservation area contribute in a positive way to its character and appearance, consequently it is important to identify what the prevailing character of the conservation area is and recognise which factors contribute to this and which detract from it. This information can then be utilised to form the basis of the framework for the future management of the area.

Burley-in-Wharfedale is a fairly self-contained settlement with distinct boundaries. It is surrounded on all sides by open farmland, which has meant that it has maintained its distinctly rural atmosphere. This, according to the Village Design Statement (VDS), is one of the attributes most valued by residents. The A65, constructed



View out of the settlement from the end of Iron Row. The road leads to Greenholme Mills, but is now intersected by the A65. Burley-in-Wharfedale nevertheless retains a rural setting.

in 1995, now dissects the countryside to the north of the village, effectively separating it from its mill complex and the River Wharfe – both of which have significant historical associations with the settlement. The land on which the village is located is relatively flat, as it is in the valley of the River Wharfe. However rising moorland surrounds it on all sides and this provides an attractive backdrop to many views through the settlement. This interaction between the built



View into village from Otley Road – the spire of St. Mary's Church rises dominantly over the surrounding countryside

form of the village and its wider landscape context is an important one, as it creates a terrific sense of place. Views into and out of Burley Conservation Area are however fairly limited, due to the flatness of the land, the orientation of streets and buildings and the development of modern housing stock around the historic core. The most impressive views into the conservation area, and Burley itself, are from the east. The openness of the surrounding farmland exposes images of some of the settlements most distinctive and impressive structures in their leafy setting: the spire of St. Mary's Church, Burley House and Burley Lodge greet the visitor, portraying a grand image of this small Yorkshire village. Burley Hall also continues this splendid image, standing proudly next the A65. However from the main A65 itself most of the old core is hidden behind modern residential development that has grown up between Main Street and the by-pass and a wall or hedge that surrounds the recreation ground. A large modern public house

/ restaurant and associated housing is all that many see as they whiz past from the west. The place can therefore only truly be appreciated from within its confines. Equally, the only really extensive views out of the settlement are from the far west and far east of Main Street. The openness of the recreation ground offers some wider views, but the A65 interrupts any long lines of vision. The listed gatepiers at the end of Iron Row provide a prominent gateway into the village from this direction. The area to the south of the conservation area is now dominated by mid-twentieth century development. Looking out of the conservation area in this direction tells the story of the continual development of Burley.

Internally the Burley-in-Wharfedale Conservation Area is the image of a prosperous rural Georgian and Victorian Village. It has a distinct linear form that is dictated by the extent of the village's stone buildings. These are centred along Main Street, which forms the major thoroughfare through the centre of the settlement. As most through traffic now utilises the new by-pass to the north, the street has become quieter, although vehicles do pass along it regularly and it retains much of its central feel. The road is essentially a relatively straight, wide road through the centre of the settlement. Its gentle bends create visual interest. Although from some perspectives vistas along this route are extensive, the whole extent of the village is never visible and consequently some air of mystery is maintained. The large s-shaped bend at the eastern end of Main Street is a particularly characteristic feature of the settlement. It allows the cottages at the end of the street, St. Mary's Church and the Malt Shovel Inn to be viewed in their full splendour. Main Street has an eclectic mix of style, age and orientation of buildings scattered along its length: some face the street and others sit at an angle to



View into the conservation area from the west, with the dominant Burley Lodge and St. Mary's Church. Burley House and Burley Hall are also evident from this direction, presenting a very grand image of the village.



View down Main Street from near the junction of Station Road eastwards. The gentle bend in the road limits views through the area, although the vista is fairly extensive. The irregularity of the style, age and orientation of the buildings adds interest to the image. The tower of Queen's Hall and the spire of St. Mary's Church are landmark structures that stand above the surrounding two-storey stone buildings.

it, some have front gardens and others front directly onto the street, some are large splendid properties in extensive grounds, others are small scale workers cottages. This lack of uniformity adds greatly to the integrity of the place and is reflective of its piecemeal development.

Stone has been used for building throughout the conservation area and it is the colour and texture of this that ties the diverse components of the village together to form a harmonious whole. Stone boundary walls, the height of which often reflects the grandeur of their associated building, contribute to this continuity and strengthen the identity of the place. Although the majority of street surfacing within the conservation area is



Flagged pavement in front of Highway cottage – historical and aesthetically attractive surfacing.

now modern, pockets of setted and flagged surfaces survive. These contribute greatly to the quality of the areas in which they are situated, due to the continuity of the colour and texture of the materials. Some of the back streets of the industrial era off of Peel Place, for example, have setted streets. The flagged area in front of Highway cottage is also particularly attractive.

The majority of buildings are two storeys in height, which contributes to the small village feel of the place, but combined with the flatness of the land means that there is little variation in the roofscape; the spire of St. Mary's Church and the tower of Queen's Hall add diversity. St. Mary's Church is particularly significant, being a focal point from both within the village and from the eastern approach to it. Stone chimney stacks and the chunky texture of stone slate roofs do however add some interest.

Use zones can be identified along the length of Main Street: the civic zone, the retail zone and the residential zone. Although these do not necessarily reflect the original uses of the areas and there is naturally some overlap between them, the difference in character is clear. The civic zone is situated to the east of the settlement and extends up to Station Road. This is where most of the significant large buildings of the settlement are congregated: the churches, the public houses, the grand residences, public halls and even modern facilities like the post office and library. It covers the early historic core of the village and is characterised by large buildings interspersed with smaller cottages, set in an abundance of public open space. It is grand, leafy and has a relatively open aspect. Public green space is particularly significant to the character of this part of the conservation area, contributing to its amenity and attractiveness and helping to retain some of the rural nature of Burley-in-Wharfedale. It also increases the level of permeability of the settlement, with winding paths allowing people to stroll through the spaces to reach other parts of the village. Much



The Lawn in its grounds, which are now a public area and add to the attractiveness and openness of this part of the village, as well as increasing its permeability.

of this space once formed the grounds of large residential properties (the Grange and the Lawn), which were opened up when the buildings were converted to more public uses: the Grange now serves as a college and the walls of the Lawn were removed when Ilkley Urban District Council converted it to provide accommodation for 23 single persons in 1959. Grange Park has become particularly associated with the recreation in the village and has attractive mature deciduous trees, islands of bedding plants, paths and benches, with a small playground area for children and a bowling green. The former graveyard of the Salem Chapel is also incorporated into the park. The grounds of the Lawn are similar in character with some islands of bedding plants, deciduous trees and a winding path. These complement the leafy image of Main Street, which is lined with trees and hedges that form boundaries to certain properties. The small park / village green that sits on the south side of the bend in Main Street is a relatively new addition to the

conservation area, being created by Burley Community Council (BCC) in 1995 / 6. At this time paths, lawns and flower-beds, benches and trees were laid out. Rushy Beck and Wood Head Beck run through this space, adding to its rural dimension, and have necessitated the construction of small modern bridges from Main Street. Water itself is a particularly significant part of the image of Burley-in-Wharfedale, particularly along Corn Mill Lane, which has a pond, where a stone bridge crosses the pond and a weir leads to Rushy Beck, which eventually joins the River Wharfe. Corn Mill Lane is rustic in nature, due to its



Pudding Tree garden

narrow winding nature, stone boundary walls and the openness of the long paddock, known as Dam Croft, to the front of the Vicarage. Mature trees and hedges shield the area from the bypass and contribute to the green nature of this part of the village. This forms a quiet backwater away from the bustle of the centre. Burley Hall, while retaining its grandeur has been adopted for use as a residential home. On the corner pudding tree garden is situated. This was constructed in 1994 as a pleasant space that



The village green, created by Burley Community Council in 1995/96, now an important element of the east of the village, confounding the leafy character of this part of the village.

marks the ancient custom of the village. It has a central shingled area with a signpost and bench, surrounded by shrubbery.

The recreation ground and associated open space is hidden to the rear of the properties on the north of Main Street and can be accessed via York Road and Iron Row. This piece of ground has an abundance of deciduous and coniferous trees and is bounded by hedges, all of which contribute to the green feel of the area. This is significant to the setting of the village, retaining some of its link with the rural past and acting as a buffer between the built fabric of the



Recreation ground – an important historical feature of the village, being a gift of William Fison, but also essential to its rural setting and leafy image.

village and the A65. It also provides important recreational facilities to the population of the village and has a certain amount of historical significance, as discussed in the earlier section of this report. The spire of St. Mary's Church and the Vicarage building are particularly visible from across this piece of open ground and are an example of how the built and natural environments interact sympathetically to form an overall image.

The commercial / retail area of the settlement is concentrated around the major junction of Station Road and Main Street. As a consequence, this

area is the most bustling, in terms of both vehicular and pedestrian movement. The stone buildings front directly onto the street and although they are more regular in size and orientation than those of the 'civic zone', they are essentially a group of individual structures that have come together over a period of years. There is consequently variation in both height and detail, with some of the buildings being constructed to accommodate commercial uses and others having been adapted for the purpose. A former drinking fountain, which was gifted to the village in 1885 by Frances Arnold-Forster, adopted daughter of W.E. Forster, stands on the corner of the two streets. It is a small square structure with a stone / marble base and a timber open superstructure that supports a pyramidal shingle-roof. It was restored by BCC in 1981. Sitting in the shade of a large tree, it serves to heighten the Victorian image of this part of town and add some interest to the street scene. Generally the zone is the least green of the conservation area.



The well on the corner of Station Road and Main Street – elements such as this add interest to the street scene



View down the uneven frontages of the commercial area of the conservation area

The commercial nature of Burley-in-Wharfedale has gradually been undermined in recent decades as a result of increased car ownership and the establishment of out of town shopping centres. Nevertheless, in addition to the



Stone cottages of the entrance to the village from the west, which has a predominant residential function. These serve to create the image of a mill town.

concentration of shops around the junction of Station Road and Main Street, there are also scattered businesses within what has been identified as the 'civic zone'. In this area there is clear evidence that some of the former shops have been converted to residential use, such as no. 72 Main Street, which has retained its earlier shop window. Residential use now dominates the conservation area and Burley-in-Wharfedale in general, which has increasingly become a dormitory for commuters to nearby towns and cities. This process began in the early decades of the twentieth century but has advanced in recent years as a result of the construction of the A65 and the electrification of the Wharfedale railway between Burley and Ilkley, Leeds and Bradford in the mid 1990s.

Residential properties are scattered throughout the conservation area in the form of cottages and terraces, but the most concentrated residential

zones are at the western side of Main Street, the side roads off of Main Street and the roads to the south of Back Lane, which are all dominated by the later. Coal sheds and openings are still evident on some of the boundary walls that surround the rear of these properties. On entering the village from the west, the terraced properties that line the road create the image of a mill town. They front directly onto the street, forming a fairly uniform hard line that contrasts with the greenery and openness of the 'civic zone'. The area of terraces to the south of Back Lane however is softer and more domestic in feel. The streets are generally more open in aspect, with each property having a small front garden area. The buildings too are less stern in appearance than their predecessors on Main Street, their image softened by decorative elements such as the gabling and timber details.

Summary Table of the Elements of Burley-in-Wharfedale Conservation Area that Contribute to its Distinct Character and Appearance

Burley-in-Wharfedale Conservation Area is the image of a rather grand Georgian and Victorian village, set in the rural backdrop of the Wharfe valley and surrounding moorland. As it centres on the core of the village and consequently has a generally pleasant bustling nature, as most traffic is now diverted around the village on the A65. The settlement is fairly contained with distinctive boundaries and the conservation area retains a rural, leafy feel, although its industrial history is evident. The following elements are instrumental to the image and atmosphere of the place and should be preserved or enhanced in the future management of the area.

DETAILS OF THE BUILDINGS BOTH VERNACULAR AND MORE STYLISED STRUCTURES	Local stone used throughout, stone slate roofs on older properties, slate on nineteenth / early twentieth century ones, plain door and window surrounds, prominent chimney stacks, prominent kneelers. The older examples have small mullioned and sometimes transomed windows, with leaded lights. Later ones would have had timber sashes and where these have survived, they contribute greatly to the character of the buildings and consequently the area. Details that are specific to the design of more stylised buildings, such as timber bargeboards, bay windows or pediments.
ECLECTIC MIX OF STYLE, AGE AND ORIENTATION OF BUILDINGS. IRREGULARITY CHARACTERISES SOME PARTS OF THE CONSERVATION AREA, WHEREAS REGULARITY CHARACTERISES OTHERS.	The eclectic mix of buildings create interest, testifying to different fashions and reflective of the piecemeal development of the settlement. As some have front garden areas and others front directly onto the street, there is no universal buildings line. The irregular arrangement of buildings, with the juxtaposition of large ornate structures and simpler cottages dominates the east of the conservation area. However at the western entrance to the settlement, it is the regularity of the workers cottages that front onto the street with their regularly spaced chimney stacks that is important to the image of this part of the village.
THE WIDTH AND ORIENTATION OF THE ROADS, PARTICULARLY MAIN STREET	The width of Main Street means that extensive vistas are permitted and a sense of openness created, they are however limited by shallow bends in the road. The large s-shaped bend at the east of the settlement is particularly significant, allowing the grand buildings of this part of the village to be viewed in their full glory, but limiting views out to the countryside beyond. The conservation area is therefore inward looking. Narrower roads lead off of this; most are which are gridlike, typical of nineteenth century development. These serve to create far more enclosed atmospheres.
PERMEABILITY	The conservation area is highly permeable due to the number of footpaths that link one piece of the village with another. This results in an ease of movement that adds to the attractiveness of the place.
ABUNDANCE OF PUBLIC GREEN AREAS	There are an abundance of green areas within the centre of Burley-in-Wharfedale, specifically Grange Park, Lawn Walk, the village green and the recreation ground. All of these help to retain the connection of the settlement with the countryside and are important to its amenity. They are also often of historic interest, being laid out at the same time as the large houses in the case of Grange Park and Lawn Walk, or an example of a philanthropic gesture, as is the case of the recreation ground.

LINEAR FORM	The conservation area has a discernable linear form, which is created by the extent of stone buildings of the settlement. This is reflective of the development of the village away from its early core during the eighteenth and nineteenth centuries.
MATERIALS	Local stone has been used for construction throughout the conservation area. The colour and texture of this material is the unifying influence that ties the diverse elements of the conservation area together to form an attractive whole.
BOUNDARY TREATMENTS	<p>Stone boundary walls are the traditional boundary treatment of the area and complement the colour and texture of surrounding buildings. The height of the walls tend to reflect the status of the buildings – for example the high walls that surround Burley House and Burley Hall. They contribute to the rural image of parts of the conservation area, particularly those that flank the winding Corn Mill Lane.</p> <p>Hedges also form boundaries around some areas of the conservation area, particularly to the east and again contribute to the leafy, rural image of the place.</p>
STREET SURFACING	Generally street surfacing in the conservation area is modern and of little interest. However some enclaves of traditional surfacing, such as flag stones and setts can be found, particularly along the industrial back streets. These complement the colour and texture of the surrounding stone buildings. The lack of a footway on Corn Mill Lane, helps to retain its rural dimension.
STREET ELEMENTS	The conservation area has a wealth of street elements that tell the story of events and episodes of its history and add interest to the scene. For example the drinking fountain on the corner of Station Road and Main Street, the war memorial in front of The Grange and the pudding tree garden.
SETTING AND TOPOGRAPHY	The conservation area is set on relatively flat land on the plain of the River Wharfe. This has the effect of limiting views into and out of the conservation area, meaning that it can only truly be appreciated from within its confines. The settlement is surrounded by farmland and rising moorland. From the west impressive views of some of the grandest buildings of the conservation area greet the visitor across the fields, but with little clue of what lies beyond. From the west and north, most views are restricted by modern residential development and the stone walls and hedges that line the A65. The rising moorland that surrounds the plain can be seen from some perspectives, such as from the western end of Main Street and its rural connections are maintained by the openness of the recreation ground.
WATER	Water in the form of becks and ponds is an important component of the conservation area. It contributes to its rural image and the tranquillity of spaces, particularly along Corn Mill Lane, where ducks use the pond.
USE ZONES	<p>Clear use zones of distinctive character can be identified within the conservation area. There is however naturally some overlap.</p> <ol style="list-style-type: none"> 1. Civic zone – to the east of main street. Characterised by large buildings in their grounds, interspersed with smaller cottages. The buildings include: churches; public houses; grand residences, now used for a variety

	<p>of more public uses; public halls and facilities. The area is generally grand, leafy and has an open aspect, with most of the village's open spaces.</p> <p>2. Commercial / retail zone – centre of the area, around the junction of Main Street and Station Road. Characterised by buildings that are situated directly onto the street: terraces of a variety of heights and styles and an eclectic mix of shop fronts. This is one of the most bustling areas of the conservation area.</p> <p>3. Residential zones – to the far west of Main Street and side roads. Characterised by terraced nineteenth / early twentieth century buildings, some with small front gardens others without. These are generally quieter and more domestic in feel, especially those that do not sit on Main Street itself.</p>
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Preservation and Enhancement

Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time, alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, the character of the Burley-in-Wharfedale Conservation Area is that of a traditional, industrial Yorkshire village with a strong social identity and well-preserved visual heritage. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this assessment) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see Appendix 2: Legislation and Council Policies Relating to Conservation Areas). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

Preservation of the Character and Appearance of Burley-in-Wharfedale Conservation Area

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Unitary Development Plan* to control further change within the conservation area. Most importantly:

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

These principles will form the basis of future control of the conservation area, however a number of specific threats to the conservation area have been identified and the following are proposals as to how the quality and identity of the place could be strengthened and enhanced. Although the Council will take the lead in producing strategies to protect what is special about Burley-in-Wharfedale, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who implement many of the changes that occur.

THREATS TO THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA	SUGGESTED ACTION TO PRESERVE THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA
<p>Quality of new design</p> <p>Burley-in-Wharfedale is continually expanding and much new development is occurring around the periphery of the conservation area. Sites on the edge have been designated as housing sites on the adopted and replacement <i>Unitary Development Plans</i>. If the design of this new development does not take into account the character and appearance of the place, it could adversely impact the setting of the conservation area. In addition some unsympathetic new build has been inserted into the confines of the conservation area itself, such as the garage of Main Street.</p>	<p>Design guidance and application of Policy BH7 of the Replacement Unitary Development Plan (if adopted)</p> <p>Design guidance for developments in and within the immediate vicinity of the conservation area could be produced, to ensure that full account is taken of their environmental impact. A materials policy would also assist in ensuring that new build sits comfortably with the existing fabric. Policy CH7 of the Replacement Unitary Development Plan states that development within or that would affect the setting of the conservation area will be expected to respect the character and appearance of the conservation area.</p>
<p>Reducing commercial activity</p> <p>The A65 has had caused some change within the heart of Burley-in-Wharfedale, some positive and others negative. The amount of traffic passing through the heart of the conservation area has decreased, giving it a more amenable atmosphere. However this has meant less passing trade for traders, yet Main Street has traditionally been the centre of the village.</p>	<p>Encouragement of continued commercial use</p> <p>Commercial activity needs to be encouraged into the area. In exercising planning powers there should be a strong presumption in favour of continued commercial use of properties on Main Street. If this proves to be unrealistic attempts should be made to retain the interesting features of the buildings, such as traditional shop fronts.</p>
<p>Erosion of character</p> <p>The character of the conservation area is being undermined by unsympathetic alterations to properties, such as the replacement of original door and window features, alterations to chimney stacks and pots. The loss of timber detailing on the early twentieth century premises and the painting of elevations could all detract from the quality of the place. As yet, there are virtually no examples of artificial roof materials replacing natural but where it has the loss of natural materials seriously undermines the character of the area as a whole.</p>	<p>Local action or the possible introduction of an Article 4(2) Direction</p> <p>Much of the responsibility for the maintenance of elements that contribute to the character of properties and consequently the conservation area rests with owners. The Conservation Team would be happy to give advice on any changes.</p> <p>However, under Article 4 of the Town and Country Planning (General Permitted Development Order) 1995 the Council can control development such as replacement of roofing materials, chimney stacks and timber windows and doors as well as walls and railings, which would normally be allowed without the need for planning permission. The loss of these traditional features leads to the erosion of the character and appearance of the conservation area. The direction will apply to specific dwelling houses only, as other properties do not benefit from the same permitted development rights. Feedback from the public consultation shows overwhelming local support for this measure.</p>
<p>Repair and maintenance of historic properties</p> <p>Often well-meaning repair work to historic properties can undermine their character and even cause damage to the fabric of the building.</p>	<p>Leaflet on repair and maintenance of historic buildings in the Bradford district</p> <p>The production of a leaflet on the maintenance and repair of historic buildings in the district would increase public understanding. The Conservation Team will however be pleased to give advice.</p>

Preservation and Enhancement Proposals

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

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

The purpose of this document is to identify what is special within the Burley-in-Wharfedale conservation area. The assessment also highlights areas that could be improved or enhanced. The following chapter will identify areas of proposed change to the boundary of the conservation area as well as a number of enhancement proposals that could enhance areas and buildings that currently do not contribute to the character of Burley-in-Wharfedale.

Preservation and Enhancement of the Burley-in-Wharfedale Conservation Area

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

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

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

There are many other buildings and structures within the Burley-in-Wharfedale conservation area that, although not listed, contribute much to

the character, streetscape and historic interest of the area. The traditional form of these buildings and the retention of original details, such as timber windows and doors all adds to the value and quality of these buildings and the conservation area. Other important features include natural roofing materials, such as stone or blue slate, boundary walls and chimneystacks. It is to the credit of the property owners that many of these have been maintained and later alterations have been undertaken in a sympathetic manner. Generally many of the minor changes that can detrimentally affect the character of an area can be made to dwellings without the need for planning permission and therefore is beyond the control of the local authority.

New Development in the Burley-in-Wharfedale Conservation Area

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

Feedback from the public consultation shows overwhelming support from local residents towards the production of design guidance for new development. The value of the Village Design Statement is recognised however it is felt that that design guidance would complement and support the VDS thus creating a stronger policy for the protection of the unique character of Burley.

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

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

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

Shop Front Design

Fully detailed design guidance for shop fronts and signage in the Burley-in-Wharfedale conservation area will be produced, however the

general principles of good design in relation to retail frontages are as follows:

- Where possible, new shop fronts should be based on historical evidence of original details or if there are none remaining, an assessment of typical detailing for a building of its age.
- The use of timber for pilasters and either timber or stone for stall risers beneath the shop window. Tiled or plastic stall risers and pilasters are inappropriate and visually detrimental to the streetscape.
- Where possible, retain all existing traditional detailing to the window frames and doors and maintain original window patterns.
- Existing door recesses should be retained where these are traditional.
- Signage should be timber and painted. Hanging signs are usually acceptable where they utilise the above materials and are of an appropriate size. Internally lit or flashing signs are overly dominant and detrimental to the character of the building and the streetscene. Externally lit signs may be appropriate in some circumstances but lighting and fascia signage should not intrude upon the streetscene or dominate the frontage of the building.
- Care should be taken with the incorporation of security measures. Shutters will generally only be permitted inside the display window. There is a presumption against solid roller shutters as they create a 'dead' frontage that lacks visual attractiveness and has a negative impact on the character of the building and conservation area.

Enhancement and Preservation Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant quality 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 active co-operation of the Council, developers and the local community.

As part of the public consultation, local residents and interested parties who attended the workshop or returned comments sheets were asked to prioritise the enhancement proposals

according to which they felt were the most important. The result of this exercise was as follows:

Design Guidance for new Development

Much new development is occurring on the periphery of the conservation area. Policy BH7 of the Replacement Unitary Development Plan (UDP) provides the mechanism to ensure that design within conservation areas of affecting their setting is of the highest design standards and preserves or enhances the character and appearance of the conservation area. In addition design guidance for development in and within the immediate vicinity of the conservation area could be produced. A materials policy would also assist in ensuring that new build sits comfortably within the existing fabric.

Retaining Original Features

The loss of traditional features has undermined the character of some of the buildings and consequently the area. Much of the responsibility for maintenance of these elements rests with the owners of the properties. The Conservation Team is happy to give advice.

The Council also has powers under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 to control development which would normally be allowed without the need for planning permission, but which could lead to the erosion of the character and appearance of the conservation area. This only applies to dwelling houses, as other properties do not benefit from the same permitted development rights. Following on from the public consultation and workshop there was an overwhelming support from local residents for the retention of original details and features. As a result, the Council will consider the feasibility of introducing an Article 4(2) direction, with the support of the community.

Highway Improvements

Main Street is currently highly engineered with standard traffic schemes. The small roundabouts that sit at the junction of Station Road and Main Street and Long Meadow and Main Street, and the associated signs and street barriers, intercept the line of vision down the street, are too new and uniform and detract from its rural village quality. Development of appropriate design for street furniture, a rationalisation of the need for

street signs and consideration of how to implement traffic management schemes in a manner that is sympathetic to the character of the place could greatly improve its image. Policy BH12 of the Replacement Unitary Development Plan (if adopted) will provide for the improvement in the design of these elements when changes are made in the future.

- **Commercial Activity.**

Commercial activity needs to be encouraged, as the number of shops have been falling, undermining the central character of the conservation area. In exercising planning powers there should be a presumption in favour of continued commercial use of properties on Main Street. If this proves to be unrealistic, attempts should be made to retain the interesting features of buildings, such as traditional shop fronts.

- **Repair and Maintenance of Historic Buildings**

Often well-meaning repair work to historic properties can undermine their character and even damage the fabric of the building. The production of a leaflet on maintenance and repair of historic properties of the district would increase public understanding. The Conservation Team would be pleased to advise.

- **Reinstatement of traditional features of buildings**

Reinstating traditional features clearly has a pronounced positive impact on not only the character of individual buildings, but of the whole conservation area. At present there is no grant money available to encourage this and consequently much of the responsibility lies with the local community. The Conservation Team of the Council would be pleased to give advice in this respect.

Conservation Area Boundary

The conservation area boundary has been drawn to ensure that it follows a logical line on the ground and incorporates all of the area that is deemed to be of special historical and architectural interest and that no areas are included that may undermine the value of the designation.

The conservation area boundary was determined after a period of public consultation and a workshop to which all local residents were invited. Several suggestions were put forward to alter the boundary, the vast majority to further extend the conservation area. The most common requests were for the inclusion of the:

- Area to the north of Burley-in-Wharfedale, including Greenholme Estate and Mills;
- The cricket ground;
- Fields along the SE boundary of the conservation area;
- Houses along Station Road and junction of Grange Road and the
- Public house at Ilkley Roundabout.

After careful consideration and further site analysis the following conclusions were reached.

- The area around Greenholme Mills and Estate is historically interesting and has its own distinct industrial character. Further

research should be undertaken to identify its historical significance, however the area is physically separated from Burley Conservation Area by the A64 and its character and scale is different from that of the village. On balance the area was deemed inappropriate for inclusion.

- The cricket ground is an important recreational area and provides a green setting to the southeast of the village. As the cricket ground is considered to complement the existing open space within the conservation area it has been deemed suitable for inclusion.
- The other areas could not be included within the conservation area. The character of the buildings suggested was of a different era and building material than those within the conservation area and their inclusion would not benefit the historic character. The fields suggested are all protected by allocation as Village Green Space in the UDP and therefore are already afforded a high degree of protection.

Overall, it is felt that the conservation area boundary encapsulates the heart of Burley and those associated areas and structures which contribute towards the character, heritage and uniqueness of the village of Burley-in-Wharfedale

Glossary

Bargeboard: Decorated or plain boards on a gable end.

Coping: Top course of masonry in wall.

Cornice: Horizontal moulded projection crowning a building or structure.

Hipped roof: Ends as well as sides of roof are inclined.

Kneeler: The sloping tabling that caps a gable.

Lancet window: Narrow arched window with a pointed head.

Lintel: A horizontal beam bridging an opening.

Modillion: Small bracket under a cornice.

Mullion: The vertical division of a window.

Pediment: A form of gable, either segmental or triangular, over a window or door opening.

Quoin: Stone or block forming the angle of a building.

Parapet: A low wall high up on a building.

Transom: The horizontal division of a window.

Vernacular: A form of architecture particular to a certain area – essentially local.

Further Reading

Historical Resources

Burley-in-Wharfedale Village Website:
<http://www.burley-in-wharfedale.org>

Newbould, F. W. M. (1993): *A Short History of the Parish Church of Saint Mary The Blessed Virgin, Burley-in-Wharfedale.*

Warwick, D. & M. (1994): *Eminent Victorians: The Forsters of Burley-in-Wharfedale.* Burley Local History Group: Burley.

Warwick, D. & M. (1998), *Our Schools: A History of Schools in Burley-in-Wharfedale*, Burley Local History Group.

Warwick, D. & M. (1999), *Burley: A Millennium Book.* Burley Local History Group.

Warwick, D. & M. (1999): *Burley: A Millennium Book.* Burley Local History Group: Burley.

Planning Policy

City of Bradford Metropolitan District Council (1998): *Bradford Unitary Development Plan.*

City of Bradford Metropolitan District Council: *Replacement Unitary Development Plan for the Bradford District: Policy Framework. First Deposit June 2001.*

Department of the Environment (1994): *Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment.* HMSO, London.

Burley Community Council (1999): *Village Design Statement.*

Contacts

This document will be publicly accessible at the Ilkley Planning Office, Burley Library and on the Council's website at:

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


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Appendix 1: Listed buildings in Burley-in-Wharfedale Conservation Area

Appendix 1: Listed Buildings in Burley-in-Wharfedale

Burley House, Bradford Road – Grade I

Later C18. A small mansion now converted to a hotel. Free standing, with its outbuildings, and well set back from the road, here running south-east. 2 storeys. Ashlar-fronted. Hipped roof behind parapet (with urns on corners). Sash windows with glazing bars. String course below sills of lower windows and 2 string courses between storeys. Cornice. Main east front: symmetrical with 5 windows, the centre 3 in slight projection beneath modillioned pediment (crowned with finial and enclosing oval window). Inset balustrading between string courses beneath upper windows. Central arched doorway (with fanlight) within aedicule. South front: 5 windows. Central 2-storey canted bay. North front has Venetian window within arch, lighting staircase. Narrower 2-storey extension to west, left of south front.

Former stables of Burley House, Bradford Road – Grade II

Contemporary with house. An L-shaped block north and west of the house thus nearly enclosing the yard. Much modified in conversion to hotel annexe. 2 storeys. Coursed rubble. Slab roof. Original features include modillions and 3rd storey roundels (the middle one with keystone) to the inner east side, lunette to inner south side and Venetian window in single-storey east gable end.

Former coachhouse, north of Burley House – Grade II

Probably contemporary with house. Parallel to the former stables and to the north of them. 2 storeys. Coursed rubble. Slab roof with gable copings and kneelers. Modillions.

Burley Hall, Corn Mill Lane – Grade II

Mainly C18. A large 2-storeyed house of coursed rubble with hipped slab roof. Deeply projecting eaves, on elongated S-brackets. Chimneys with diagonally set stacks. L-shaped.

Longest front to east has 2 breaks and is not symmetrical. 8 windows, all sashes (with glazing bars) under drip moulds, except the right-hand one which is a sash with architrave the one next to it which is a 3-light window above a modern bow below. There is a stone Gothic Revival porch on the north side with pointed archway and carved frieze above.

Burley Hall; former orchard walls south of Burley Hall; piers and gates of entrance to Burley Hall

from Corn Mill Lane; garden all to south of Burley Wall; Viaduct and bridge south of mill pond; Corn Mill Cottage; Corn Mill Cottage Barn (to south) and Corn Mill, form a group.

Former Orchard Walls to south of Burley Hall, Corn Mill Lane – Grade II

Possibly C18. High walls on east, west and south of brick.

Piers and Gates of entrance to Burley Hall from Corn Mill Lane – Grade II

Piers supporting double gates partly of wood with decorative metal frieze and spear finials, probably second quarter of C19.

Garden wall to north of Burley Hall, Corn Mill Lane – Grade II

Probably C18 or earlier. High. Of coursed rubble.

Viaduct and Bridge south of mill pond, Corn Mill Lane – Grade II

Perhaps C18. Raised pathway bounded by low wall with grooved coping. Plain round headed arch for passage of mill stream.

Corn Mill Cottage, Corn Mill Lane – Grade II

Probably early C18. 2 storeys. Coursed rubble. 4 evenly spaced sash windows above and 3 irregularly placed windows (together with a small one) below. Door with 4 moulded panels. Slab roof. 2 ridge chimneys. The east end has doorway with moulded architrave.

Corn Mill Cottage Barn abutting cottage on south side, Corn Mill Lane – Grade II (Weather vane house and cottage)

Weather-vane lettered TP 1738. Abutting rear of Corn Mill Cottage at right angles. Coursed, dressed stone. Flattish slab roof. Larch archways with depressed heads towards opposite ends of each side, that on east being rusticated.

Corn Mill, Corn Mill Lane – Grade II

Probably chiefly C18. A detached building at the end of the lane, on the bank of the River Wharfe. Mainly 3 storeys. Slab roof north side: 4 windows (middle pair on top storey blind). Extension to the east of 2 storeys, somewhat narrower with shouldered coping. One window and 3 buttresses. Diagonal extension to south, probably later. Wheel extension by mill-race, on north side, at west end, with door.

3 Gatepiers at entrance to Greenholme Estate, Iron Row – Grade II

1820. 3 classical gatepiers each about 11 ft. high. Square in section each is built of blocks with chamfered edges on a plinth. Entablature, cornice and tall finial.

1 Main Street (Burley Lodge) – Formerly listed as The Lodge, Otley Road – Grade II

C18. 2 Storeys. Ashlar. Central portion containing principal doorway slightly projecting with two windows and gable above doorway, which has columns supporting lintel with triglyphs, surmounted by semi-circular arch with cast lead fanlight. Wing at each side of central block with one window to each floor, with projecting heads and sills and moulded architraves. Eastern side has 3 windows similar to front and a semi-circular bay window. Ground floor room on this side has decorated plaster ceiling and frieze of Adam type; also a fireplace. West side has C19 Gothic wing.

No 1 (Burley Lodge), No. 2 (Chevin House and Highway Cottage), Nos. 4 to 14 (even), Nos. 24 to 30 (even), St. Mary's Church, wall around ground south of mill pond (along Main Street and west side of Corn Mill Lane), and the Malt Shovel Hotel, for a group.

2 Main Street [former stables of Burley Lodge (now Chevin House and Highway Cottage)] – Grade II

C18. Abutting the lodge at right angles, facing the road. 2 storeys. Coursed rubble. Small, wide-spaced gutter brackets. Hipped stone slab roof. Symmetrical. 3 windows; the side ones sashes (the top right modern, the other with glazing bars, those on the left with ears); the upper central one circular; below it a doorway with flat head, but now blocked with window on left. Doorway in right hand extension has overlight.

4,6 and 8 Main Street – Grade II

Early C19. 2 storeys. Dressed coursed stone. Wide-spaced gutter-brackets. Stone slab roof with gable copings. One eared sash window with glazing bars to each house. Right hand doorways with matching cases, having jambs with triple flutings and simple segmental pediments. Modern or altered doors. Nos. 6 and 8 have a single step with railings of spiral pattern.

10 and 12 Main Street – Grade II

Early C19. 2 storeys. Coursed, squared stone. Slight, wide-spaced gutter brackets. Stone slab roof. One eared sash window with glazing bars to each house. Stone slab surrounds. Doorways at outer ends, with doorcases matching those of nos. 4-8 (with triple flutes to the jambs and a

simple segmental pediment). Terraced with nos. 6-8 but of different build.

16 (including 14) Main Street – Grade II

Early C19. Originally a pair, forming the end of the terrace of nos. 4 to 12 but probably somewhat earlier. 2 storeys. Coursed rubble. Widely-spaced moulded gutter-brackets. Stone slab roof. Coping and kneelers at left hand exposed end. Central ridge chimney. Low relief stringcourse. One window to (original) no. 16, two (original) no. 14. The upper right hand window of no. 14 is larger than the others and the lower ones have been united by a modern bow window. The older windows have eared sashes with glazing bars; all have stone slab surrounds. Left hand doorways, that of no. 14 blocked and without doorcase, that of no. 16 with case matching rest of terrace (having jambs with triple flutes and simple segmental pediment).

24-30 (even) Main Street – Grade II

Early C19, 2 storeys. Ashlar. Stone slab roof. Paired gutter blocks. 7 windows in all. 2 left hand bays a different build from the rest, with rougher finish. Lower window at left end a bow; otherwise sash windows with glazing bars. Doors beneath the 4th and 6th window; the former with reeded quarter columns, the latter with a fan over 6 fielded panel door, both with flat hoods on moulded brackets. Carriage passage under 2nd window has flat head and lintel of single slab, with bowed wrought-iron lamp holder above. Additional 2 bays set back on left with right hand window having Gothic glazing bars. Return wing of 3 bays at rear of north end (modernised).

The Malt Shovel Hotel, Main Street – Grade II

Dated 1880. 2 storeys. Detached. Dressed coursed stone. Steep-pitched slate roof. Mildly Gothic Revival. Main portion has a bay with 3 sash windows on either side and 2 sash windows between. Parapet, with central gablet bearing the carved emblems of appellation. Central 2-bay arcaded porch supported by painted columns of C13 type (with midway bands and foliage capitals); now glazed in. Left-hand portion has, above; a gable with oriel window of very slight projection and (to the right) a 3-light window. Below is an arched opening and (to the right) a 3-light window.

Parish Church of St. Mary, Main Street – Grade II

Consecrated 1843 after rebuilding. Chancel enlarged, gallery removed and other alterations 1870. Gothic revival of late Georgian style. Coursed rubble. Wide nave without aisles under single roof span with almost flat ceiling. 6 tall lancets with drip moulds on each side. West tower with flanking porches (lancet window and

similar doorway to each). Gabled main west door. Lancet window on each exposed side of tower. Smaller upper stage with miniature flying buttresses from pinnacles of lower stage with louvred lancets and pinnacles. Octagonal spire. Chancel has 3-light east window and short lancets north and south. Steep-pitched arched wooden roof. Furnishing simple. Octagonal font of inlaid marble. Victorian stained glass in most windows. Wall memorial to William Maude (d 1588) dedicated 1781.

Wall around ground south of mill pond, along Main Street east of Malt Shovel and along west side of Corn Mill Lane – Grade II

Low wall perhaps early C19. At west end, adjoining the Malt Shovel is a short castellated section of about 6ft and having a blind ogee arch, arrow slit and mounting steps (all perhaps contemporary with the Malt Shovel). Remaining stretch along Main Street is low, with semi-circular coping. Along Corn Mill Lane (to wall of viaduct) it is also low, but with peaked coping.

40 Main Street (Dial House) – Grade II

About 1690. 2 storeys. Coursed stone, stone slate roof, 3 windows and doorway on ground floor front, 3 windows on 1st floor. Window of stone jambs, sills, heads and mullions, originally of 4 lights divided by 3 mullions. 1 each, 2 mullions have been removed leaving only the central one and wooden sashes have been inserted in place of original leaded lights. Over ground floor windows and doorway is a continuous hood mould string course. Sundial on house front dated 1685 but probably removed from elsewhere and fixed here. Kneelers at base of roof slope.

48 Main Street – Grade II

With Nos 1, 3 and 5 York Road

All one block of seventeenth century dwellings, probably originally a large farmhouse since divided into cottages. Doorway facing main street has a lintel inscribed M.S. 1613 A. S. Another lintel over a blocked doorway on exterior of 1st floor is of 4-centred Tudor arch shape and bears the date 1647. This is not in original position. Some stone mullioned windows have been altered and sliding sash frames inserted. All built of squared coursed stone, and with stone slab roof. Kneelers at base of roof slope. 2 storeys.

Nos 48 – 58 Main Street form a group.

50 and 52 Main Street – Grade II

Circa 1800. 2 storeys. A pair of houses. Squared, dressed stone. Stone slab roof. Copings to gables with kneelers. No. 52 has 2 windows, no. 50 one: all 3-light with recessed flat mullions and wider central lights. No. 50 has lower window converted to shop window with moulded wooden fascia on brackets. Doors

between windows and recessed in straight-headed openings. No. 50 has door of 4 moulded panels. No. 52 has door of 6 moulded panels (the top 2 glazed).

54, 56 and 58 Main Street – Grade II

Dated 1871. 3 houses terraced with neighbours to the right. 2 storeys. Dressed coursed stone. Slate roofs. Each house gabled, with finial. Mullioned windows. Above (from left to right): 5-light; 3-light; 1-light (round-headed); 3-light; overlight and 4-panel door); 4-light (transomed); 3-light (transomed); gabled porch enclosing 4-centre arch under rectangular moulding; 3-light (transomed); gabled porch, evidently rebuilt (with 4-panel door).

86 to 112 (even) Main Street – Grade II

Circa 1820. Uniform terrace of 12 small houses, set back from the street and occupying a conspicuous position at the centre of Burley, opposite the chief junction (with Station Road). Dressed coursed stone. 2 storeys. Slate roof. Moulded wooden cornice with shallow moulded brackets. 2 widely-spaced windows to each house; sashes with glazing bars missing. Flush slab surrounds. Central doors with overlights. No. 100 has probably original door of 4 moulded panels. No. 98 has extra right-hand window over through-passage with slab lintel. No. 86 (at right end) has been enlarged. Some glazed porches added and window glazing modernised. Nos. 86 to 112 (even) form a group.

1-3 (consec) Stoney Royd, Main Street – Grade II

C18. Although numbered 1-3, this detached building at right angles to the road has the appearance of being only a pair on the main east front. 2 storeys. Coursed, dressed stone, rendered on the gable end to the street. 4 windows in all, the left-hand one a sash, the rest modernised. 2 doorways, separated between windows. Slab surrounds to all openings, also enclosing panel over left door and equivalent area over right door. 2 sill bands and a 3rd band at level of lower window heads. Rear has round-headed window with gothic glazing bars, on left side.

Former Wesleyan Chapel, Main Street – Grade II

Circa 1860. Late neo-classical. A detached, oblong with 2 storeys of windows. Dressed, coursed stone. Stone slab roof of low pitch with simple pediment to street gable, enclosing roundel clock. Front has 3 round-headed windows, over sill bands, the upper ones being taller and having keystones and impost blocks, the lower ones having impost bands, and the central opening being a doorway with moulded

architrave, fanlight and 8-panel door. The sides have 4-straight-headed windows.

Burley-in-Wharfedale Methodist Church, Main Street – Grade II

1868, the adjacent circa 1830-40 former chapel becoming the Sunday School. Strongly modelled, muscular transitional Gothic design of hammer faced stone, though still a hall in plan. Steep roof of patterned slates the eaves swept out to cover gallery inside. Steep coped gable to front with large rose window of dagger quatrefoils, abutted by squat quatrefoil pierced parapets and with pyramid slate roofs. Coupled stilted Norman arched doorways with slender shafts. Side elevations have 2 light cusped lancets with cinquefoils to heads, continuous drop mould pinched in to shape window arches; leaded diamond glazing. Interior has gallery to 3 sides with cast iron columns carried up to break in roof pitch over gallery. Simple Gothic detailing to furnishings.

71 Main Street – Grade II

Probably circa 1800. At right-angles to the road, and projecting forward of the houses abutting left and right. 2 storeys and attic. Coursed, dressed stone. One window, a small sash in the gable, as sash with slab surrounds on the 1st storey and a larger fixed window on the ground with moulded cornice over simplified pilasters (possibly originally a shop window). Left-hand recessed doorway with slab surround. A modillion eaves cornice is continued from nos. 73 to 77 (odd) and formed into a pediment on the gable. Slate roof.

Nos. 71 to 87 (odd) Main Street form a group.

73-77 (odd) Main Street – Grade II

Probably circa 1800. 2 storeys. Dressed, coursed stone. One window to each house, with slab surrounds and modernised glazing. Right hand doors with slab surrounds, no. 77 having 4 moulded panels. Modillion eaves cornice. Stone slab roof.

79 Main Street – Grade II

Originally perhaps early C18. 3 storeys. Coursed, dressed stone. Gable copings. Stone slab roof. Moulded gutter-blocks. 2 wide-spaced windows, 2-light with slab mullions and surrounds. Modern shopfront on ground floor. Rear has irregular fenestration with slab surrounds including 3 large windows with canted sides. Doorway with massive slab surrounds.

81, 83, 85 and 87 Main Street – Grade II

Perhaps circa 1840. 2 storeys. Well dressed, coursed stone. Irregular chimneys in stone slab roof slope. Symmetrical front projecting well beyond abutting houses to the left. 4 sash windows with glazing bars, slab surrounds and

sills with moulded block brackets. Quoined corners. Gutter-blocks. Probably original shop fronts with strips of quoining to each house and central doors. Original glazing bars with arched heads to the left of no. 85.

Burley-in-Wharfedale Congregational Church (now United Reformed Church) – Grade II

1840 built as a proprietary chapel by J. F. Clapham Esq. in the what were originally the grounds of his nearby house Binley Grange. In keeping with the "Tudor Gothic" house, the chapel is built to a lancet Gothic design, Sandstone and gritstone, angle buttresses and buttresses dividing twin lancet side windows. Coped and finialed gable to front. Triple lancet going above crenellated porch with pointed doorway of 2 orders. Slate roof, eaves concealed by parapet. Galled and box pewed interior, slightly further wood panelling to the pulpit.

The Grange, Main Street – Grade II

Built 1840. 2 storeys. Gothic Revival. On the corner with Station Road. Ashlar. North front (facing street) tripartite. Central gablet with octagonal chimney over; flanking buttresses. Corner turrets. 3 2-light windows, centre one with pointed heads, above. Triple pointed arch opening in centre of ground floor with cusped metal lattice glazing bars including overlight and top of (central) door (cusped panels below). Perpendicular panelling over with crenellation above. Left-hand window of 2 lights; right-hand window of 7-light bay with crenellation above. East front, to garden. Much longer. Tripartite. Turrets at corners. Centre set forward, with pediment-like gable and flanking buttresses; 4-light bay window with cusped panels over and crenellated balcony to upper storey. 2 and 3 light windows, with mullions and some with transoms; all with drip moulds.

Gazebo to the east of the Grange, Main Street – Grade II

Probably contemporary with house. Octagonal with steep slate roof. Whole height 2-light windows on each side, between buttresses (and door on west side). Pinnacles (possible cut down) and crenellation.

Hill Top House, Main Street – Grade II

C18. 2 storeys. Of squared coursed stone, stone slate roof, kneelers, large quoin stones but not projecting. Central doorway with a 2-light window on each side. Above doorway is an elliptical window with a 2-light window on each side. The windows, except the elliptical one, have stone architraves and were designed for wood sashes. The house is massively built.

West Lodge, Moor Lane – Grade II

House, recently used as a nurses home. C1900. Dressed stone render with ashlar dressings and plain tile mansard hipped roof. Four ridge stacks and a single gable stack. South-east front has recessed centre with a panelled door to left and overlight. To the right a 3-light window with chamfered transoms. Above a deeply bracketed eaves and a 5-light glazing bar dormer window, and above again to small dormers. North-east entrance front has a central 2-light mullion window and to the left a panel door, above a 3-light window with a curved centre. North-west garden front has 4 central sashes with glazing bar upper lights and above two 3 light recessed and curved gable, and a 5-light recessed and curved bay window and above a 3-light and a 2-light glazing bar sash. To the right an irregular 3 storey service wing. Interior, retains good quality

panelling and stairs in the staircase hall, with a fine Art Nouveau style stone fireplace. Reception room to right has Ionic pilasters and fireplace.

Old Grammar School, Station Road – Grade II

C17. Squared coursed stone, stone slate roof. On left of plain stone doorway are 2 windows, one of 6 lights and one of 8 lights, divided by stone transoms and mullions. These windows are tall and give light to what was probably the original school room extending in height to the roof tie beams. In this room is a good stone fireplace. To right of doorway the building has evidently of 2 floors and probably the school – master's dwelling. In lower portion is window of 4 lights divided by stone mullions; above it is a similar window of 3 lights; both with hood mould.



Appendix 2:

Legislation and Council Policies Relating to Conservation Area

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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)
- Before works can be carried out to trees of more than 7.5cm diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local

Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

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

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

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently (June 2001) published the first deposit of the 'Replacement Unitary Development Plan', which will ultimately, following a period of consultation and amendment, 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 first 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. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.
- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.

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

First 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 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.*
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*

