



# *Cullingworth* CONSERVATION AREA ASSESSMENT

January 2003



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# Acknowledgements

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# 1. Introduction

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## 1.1 What does Conservation Area Designation Mean?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

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

their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

## 1.2 What is the Purpose of Conservation Area Assessments?

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

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

This document will provide a framework for the controlled and positive management of change in the Cullingworth Conservation Area and form a basis on which planning decisions in the area are made. It may also provide the foundation on which

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the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

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

### 1.3 Conservation Area Designation in Cullingworth

Cullingworth Conservation Area was originally designated in September 1974. It currently covers the oldest surviving part of the village, incorporating St John's church, George's Square and the eastern part of Station Road (formerly

Main Street). The centre of the village still retains a distinct rural feel, despite the extensive 20<sup>th</sup> century residential development around the older core. The original core of the village, located around Station Road and Georges Square, contains many listed vernacular structures. These include farmhouses, converted barns and commercial buildings as well as smaller cottages. The more formal style of architecture the church and chapels provide an interesting civic aspect. These buildings all provide a unique record of the early development of Cullingworth into a thriving agricultural hamlet and later into a busy cloth-manufacturing village.

***The conservation area covers the core of the original pre-19<sup>th</sup> century centre of the village of Cullingworth. This includes good examples of vernacular housing and former agricultural buildings, as well as later ecclesiastical buildings.***



*View eastwards along Station Road towards St Johns church*

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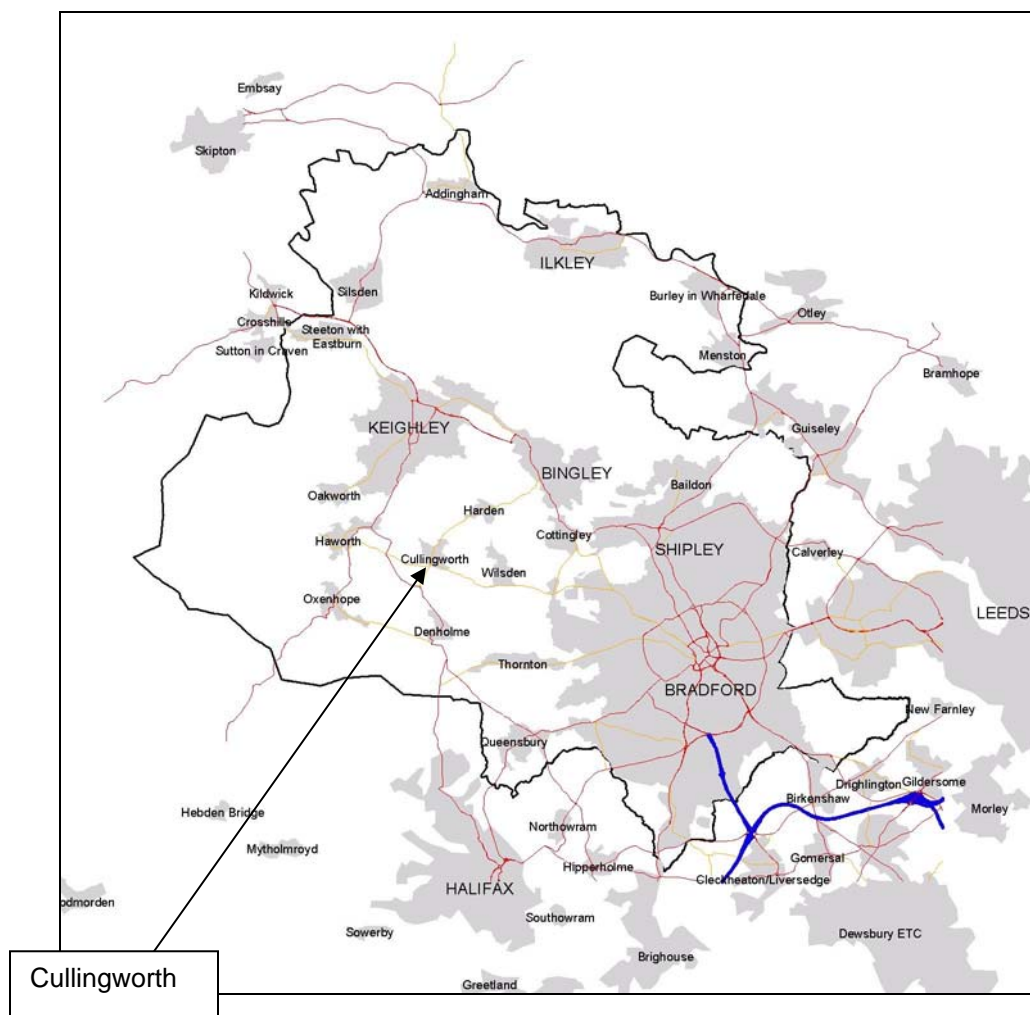
## 2. Location and Population

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The village of Cullingworth is situated in a picturesque setting in an elevated position above Eller Carr Beck, about six miles northwest of Bradford and twelve miles north-west of Leeds.

The village is situated on a steep valley slope above Eller Carr Beck, about 205m O.D. above sea level. The topography of the area is characterised by steep hills and valleys that restrict long distance views between neighbouring settlements and even within the village.

At the time of the 1991 census, the population of Cullingworth Parish Council Neighbourhood Forum stood at 2,993. Of the residents aged 16 to pensionable age, 83.5% were economically active in 1991, a higher figure than that of the district in general (76.7%).



Map showing Cullingworth in the context of the surrounding settlements.



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## 3. Origin and Historic Development

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### **Summary of Historical Interest**

*The historic significance of the area can be judged by the extent of the survival of elements that testify to the past ways of life in the village, such as the street pattern, built form, archaeological remains and detail. If the area has associations with an historical figure or event, or has traditionally been of local importance, as a meeting place or cross roads, its historic interest can be considered to be greater. The quality of what has survived naturally has a bearing on its level of interest.*

*The following summarise the factors that make the area covered by the Cullingworth Conservation Area of historical interest:*

- *Whilst there have been no **archaeological** remains found in the immediate vicinity of the conservation area, the Scheduled Ancient Monument at Catstones to the north and the sections of **Roman road** found in the surrounding area indicates pre-Conquest activity in the landscape.*
- *Cullingworth was first recorded in the **Domesday Survey** of 1086 and whilst little is known of its form until the first maps of the 18<sup>th</sup> century it is likely the settlement consisted of a few scattered farmsteads at the junction of the ancient routes to Bingley and Keighley.*
- *Further development occurred in the 19<sup>th</sup> century following the construction of several water-powered **mills** around the village and subsequent housing for the workers. The street pattern and surviving buildings from this period are a testament to the evolution of Cullingworth from a cluster of farms and cottages into a thriving industrial village.*
- *During the 20<sup>th</sup> century much residential development took place around the edges of*

*the village, however Cullingworth has retained much of its **rural** and **green setting** and this contributes to the unique character and sense of place. The conservation area's form and buildings are an interpretable testament to the economic, social and religious changes that have shaped its development.*

The village of **Cullingworth** is located approx. 2 miles to the east of Haworth and is situated near the head of **Harden valley**, poised above Ellar Carr beck.

There have been no pre-Conquest archaeological remains found in the area covered by the existing settlement. However, to the south of Cullingworth a flint Neolithic axe was found at Manywell Heights in 1952. Elsewhere, Harden Moor to the north of the village claims a number of cairns and 'funerary pots', probably dating to the Bronze-age, which have been discovered over a period of time.

A rectilinear earthwork enclosure known as Catstones Ring is situated on the adjacent Catstones Moor. This site is a Scheduled Ancient Monument whose origin and function is unknown but may relate to the Iron Age or Roman periods.

A 19<sup>th</sup> century source (Cudworth, 1876) suggests another earthwork, which was supposedly 'ante-Norman', existed near to 'Oxenhope Road' until the mid-19<sup>th</sup> century. This was apparently cut away during the construction of a road and nothing more is known of this structure or its purpose.

**Roman** activity in the region is represented by the conjectural Roman route of the Manchester to Ilkley Road (Margary 720a), the route of which supposedly follows a short section of Turf Lane, on the western side of Cullingworth.

Although there are no records of when the



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settlement first came into existence the name Cullingworth or *Cullingauuorde* is recorded in the Domesday survey of 1086 and suggests a settlement of **Anglo-Saxon** origin. The place-name is probably derived from the Old English personal name of *Cula* and the term *woro*, meaning Cula's folk. Nothing is known of the character or size of the medieval settlement though it is most likely that it comprised of a few scattered farmsteads, probably sited around the two crossing points of **Ellar Carr beck** and at the junction of the Keighley-Halifax and Bingley routes. The modern roads still follow the line of these ancient routeways and it is possible that monastic houses, which held land in this region, used them also.

It is apparent that a number of **monastic houses** were granted land at Cullingworth from the 12<sup>th</sup> century onwards. Esholt Priory was granted land in the eastern part of Cullingworth around 1180, the land subsequently passing onto Rievaulx Abbey. Kirklees Priory was similarly gifted with land in the 13<sup>th</sup> century. Harden Grange, which was established by the monks of Rievaulx Abbey, held land to the north of Cullingworth during the 13<sup>th</sup> century, the Keighley and Bingley routes forming the southern most boundary. Surviving estate records indicate that a medieval water mill was situated on this boundary, possibly on the site of Woodfield Mill.

There is little evidence of settlement during the medieval period, but there is documentary evidence showing that the Holynrake family held two 'messuages' (dwelling-houses with land holdings) near the site of the present church of St John.

By **1775**, a map of the area (Jeffrey's map of Yorkshire) depicts a small number of buildings clustering around the junction of the Keighley and Bingley roads, which provided a focus for the settlement. Halifax Road, which was part of the Halifax to Keighley turnpike road, was established in 1752/3. This road and the fork to the north of the village is identified quite clearly on Jeffrey's map. The map also shows a straggle of buildings along **Towngate** (now called Station Road), which probably formed part of an older route running east west, quite separate from and predating the route of the 18<sup>th</sup> century turnpike roads.

It is likely that significant development and rebuilding occurred during the 17<sup>th</sup> and 18<sup>th</sup> centuries as many of the listed buildings on Station Road date to this time. The later Enclosure plan of 1816 shows development on both sides of Station

Road with a few buildings to the south along what is now Church Street and Halifax Road.

According to a contemporary source (**Cudworth** 1876) around the early 19<sup>th</sup> century Cullingworth comprised of 38 dwellings. Along **Towngate** were eight farms (four on each side) and a number of cottages. A school, no longer standing, had also been built near the gates of **The Nook**, an impressive mansion house located to the east of the turnpike road. An interesting aside is that all but one of the Yeoman farmers residing in the village at that time were christened 'John' and were distinguished by their surnames. Contemporary accounts testify that a number of old houses, mudplastered and thatched, remained in the village until well into the 19<sup>th</sup> century. Nothing remains of these buildings now, though some of the older buildings in the village could well be rebuilds of these basic dwellings.

The main occupation of residents during this period was mainly **farming** and **weaving**. Some stone was being quarried following a survey of Common Lands following the Enclosure Act. However it was the **textile industry** that dominated the fortunes of Cullingworth and resulted in the massive growth of the village in the 19<sup>th</sup> century.

By the late eighteenth century **cotton manufacture** was a major industry in the village. The new ease of **transport** combined with the technological advancement of the age spurred on a change in the means of manufacture: the cottage-based industry, which had, until this point, complemented the agricultural nature of the place, evolved into an increasingly efficient factory based concern. Similar processes were occurring in many towns and villages throughout the country as a result of the advances of the Industrial Revolution. The emergence of **steam** power as an alternative to water meant that the mills no longer had to be located close to a water source and further spurred on development in the village.

At the beginning of the 19<sup>th</sup> century Joseph Harrison, a cotton spinner built **Ellar** (spelt 'Eller' in some sources) **Carr Mill** in a glen to the northwest of the village. Edward Craven, a contractor known for his extensive bridge, dock and public works around Hull, settled at the mill and along with John Haggas of Oakworth Hall and continued to make cotton goods and yarns. During this time the mill was enlarged and the adjoining cottages were constructed.



*Ellar Carr mill, December 2002, following conversion to residential (outside of CA boundary)*

In 1830 the business changed from cotton to **worsted** manufacture. Being an architect and hydraulic engineer, Edward Craven designed and had constructed the reservoir at **Ellar Carr** and the attractive grounds around it. The **reservoir** was used to power the mill but was also famed as a local beauty spot and the wooded grounds with their paths were popular for recreation and summer picnics. A short rhyme was even written about this particular spot (Cudworth, 1876):

“Ellar Carr, the beautiful  
Ellar Carr, the grand  
One of the fairest spots art thou  
In this our native land.”

This mill has recently been converted into apartments and its setting is protected by **Green Belt** designation. For these reasons and its physical separation from the village means it is considered to be inappropriate to include Ellar Carr within the conservation area boundary.

Several other mills were built in and around Cullingworth. A corn mill and tannery were active at Cow House Fold, to the northeast of the village during this period. However, the largest mill in the area, constructed by 1852, was the **worsted mill** on the western side of Halifax Road. This mill, built around a courtyard with an unusual gate and entrance, was run by the **Townend Brothers**, an eminent and wealthy local family. The mill was extended in 1823, 1840 and again in 1860 and was the first maker of worsted heald yarns in the Bradford district as well becoming the main source of employment in the village, at its peak employing 800 workers. The Townend family also worked the coal pits at Denholme, Dene Brow, Hazel Crook and Hollin Hall. These collieries supplied high

grade coal for the gas works, which were located within the Cullingworth Mills complex and supplied gas not only to the mill but to the whole village.

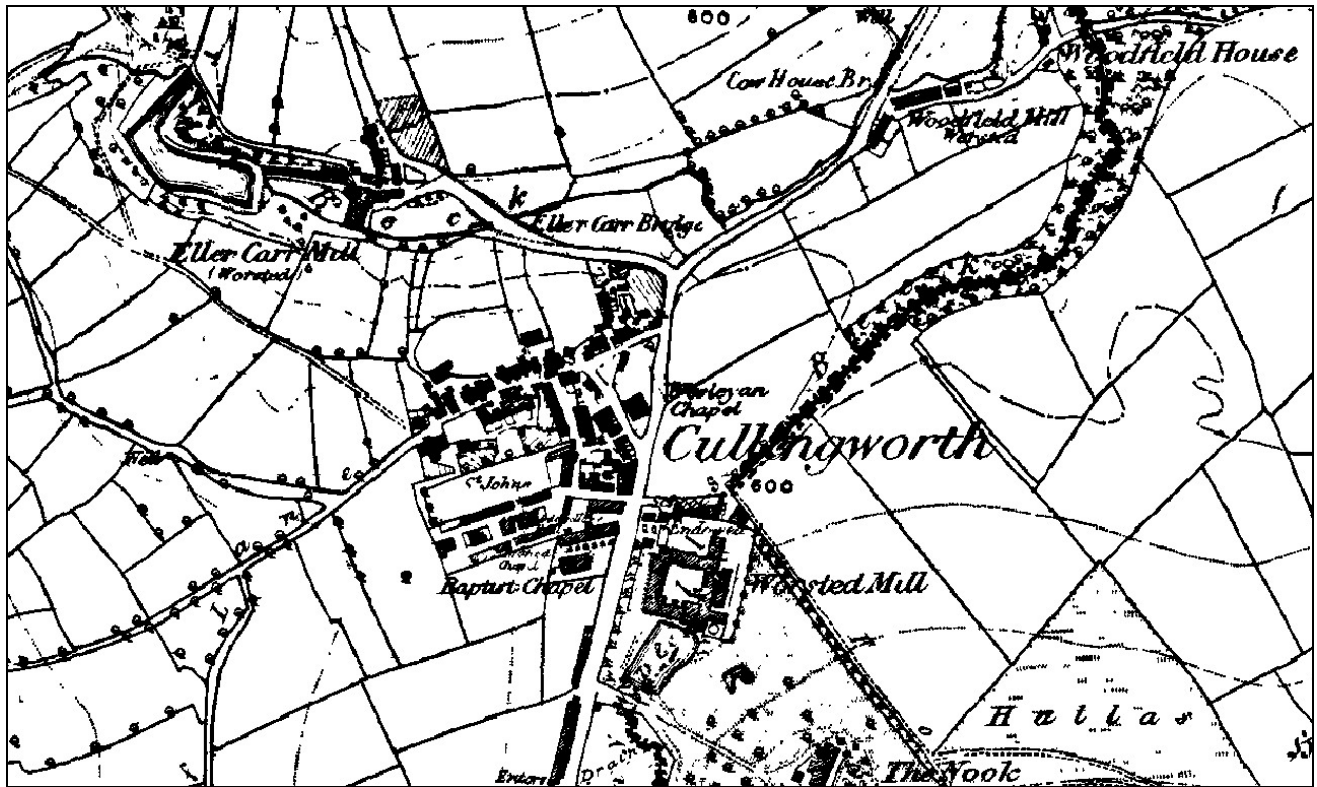
People were attracted to the village to find employment in the mills and during the 19<sup>th</sup> century the population of Cullingworth expanded. This increase necessitated the construction of more buildings, mostly in the form of back-to-back and terraced housing. The settlement developed southwards towards Cullingworth Gate and east of Halifax Road. Improvements were undertaken in the village such as the widening of the roads (including Station Road) and the demolition of some older properties.

As the population grew so did demand for services. **Pigot's 1834 Commercial Directory** indicates that there was a Post Office, grocers' shops, butchers, tailor, shoe maker and blacksmith as well as several sellers of beer located along Station Road, Church Street and Halifax Road.

There was also considerable demand for a place to hold **church services** within the village. Initially Methodist services were initially held at the house of John Waddington, a farmer residing on Towngate. In 1800 plans were formed to build a chapel and another farmer, John Ellison, was prevailed upon to give land and materials via the form of one of his timber barns to build it. He agreed, with an unusual stipulation that he should have the front pew in the gallery, lined with green silk and secured for his use forever. This chapel was completed around 1806. However, a more permanent stone **chapel** was designed (by Edward Craven), built in 1824 and opened a year later. This was followed by the construction of the Baptist Chapel in 1837.



*Wesleyan Chapel, built 1825, Grade II listed*



Map of Cullingworth and surrounding area, 1852 (Ordnance Survey)

However it was not until **1846**, when Cullingworth was made a separate **ecclesiastical parish**, that the order to construct an Anglican church was given. Originally, the north side of the square had a virtually continuous frontage of old cottages but these were swept away in the mid-19<sup>th</sup> century to make way for the church. It is a local legend that one particular inhabitant is buried on the exact spot where his cottage once stood, in which he was born and where he had lived most of his life.

In 1853 **St Johns church** was opened. The Rev. J H Mitchell was the first minister and was noted as being a "genial and hearty man", much loved by his parishioners. Following his death in 1873 a stained glass window over the communion table in the church was dedicated to his memory.

The first **Ordnance Survey** map of 1852 shows the core of the settlement around Towngate (Station Road). The village extends southwards along the west side of Halifax Road with two long rows of terraced houses immediately alongside the roadway. By this time, **Cullingworth Mills** had already been constructed and the large mansion house 'The Nook' is shown at the end of a long carriageway leading off to the east of the road.

For a period of time in the second half of the 19<sup>th</sup>

century, Cullingworth was linked to the **Great Northeastern Railway** line. A station and goods yard had been built adjacent to Turf Lane and the line ran to the west and south of the village. This was dismantled in 1894. The 1894 Ordnance Survey map shows the station and railway line as well as the addition of the long rows of terraced houses to the north of Cullingworth Mills and around the cemetery.

Since the beginning of the twentieth century the village of Cullingworth has undergone much alteration and expansion, but the essential form of the area covered by the conservation area has remained very much unchanged. Extensive **residential development** has occurred to the south, east and west of the conservation area, which has resulted in the convergence of Cullingworth with the formerly separate settlement of Cullingworth Gate.

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## 4. Topography and Setting

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### *Summary of Topography and Setting*

*The unique location of the Cullingworth Conservation Area within the surrounding landscape contributes greatly to its form and character. The most significant features of this include:*

- Its situation on the valley slope to the south of Ellar Carr Beck, which affords dramatic views northwards over the valley bottom and up to the rising moorland beyond.*
- The village is surrounded by open countryside, woodland and moorland. This emphasises its rural connections, allows the settlement to be seen in its wider regional context and thus contributes to the sense of place, and to a certain extent, seclusion.*
- The gradients of the roads within and immediately around the conservation area greatly impact views and vistas: the gentle slope of Halifax Road down towards Cullingworth Gate, the dramatically twisting and steeply sloping curves of Bingley Road on the approach from the north of the village and the elevated ground around St John's church.*
- Views in and out of the conservation area, specifically along Halifax Road and Station Road and from St John's church are important to the image of the place.*

The village of Cullingworth is located on the steep valley slope above **Ellar Carr Beck** and bound by rising moorland and woodland to the north and south. The conservation area covers a relatively small area of the village, mainly the older areas around St Georges Square and St John's Church.

The village centre is situated on a plateau of land

that rises steeply above Ellar Carr Beck, immediately to the north of the village. The beck, which runs through the bottom of a steep valley, is a fast running and narrow ribbon of water. When approaching the village from the north the running water is an important element characterised by its form, sound and smell. The glistening water can be glimpsed through the trees from both the Bingley Road and the Keighley Road. The mills located along this beck are a testament to the importance of water to the development of the village in the 19<sup>th</sup> century.



*View north across Ellar Carr Beck to moorland and hills beyond*

From within the boundary of the conservation area, the water is hidden from view at the bottom of the glen by the steep topography. Further north,



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beyond the beck, the land rises up steeply. Open green fields and patches of woodland are dominant in this undulating landscape and on top of the highest land, the purple haze of moorland is visible. One of the most dramatic views out of the conservation area is northwards from the churchyard at the rear of **St John's church** and similarly from Ashdene Court. From this aspect Ellar Carr Mill is visible, nestled in the glen at the bottom of the valley and beyond this Harden Moor and Lees Moor.



*View north from rear of Church and alongside rear of John Street*

To the northeast of the conservation area Bingley Road winds around the topography of the land, past Cow House Bridge and the converted mill and cottages and eventually to Bingley.

This route, when travelled from the opposite direction, provides an attractive approach to the village. Passing through Cow House Bridge the land rises steeply up towards the village, where the St John's church sits dominantly on the crest of the valley side. The woodland nestled at the foot of the valley creates a tunnel on either side of the road and it is not until one reaches the top of the brow and enters the village itself that the road opens up and the other buildings become visible. This approach gives the place a sense of seclusion and separates the village physically from the land to the north.

To the east of the conservation area are the **cricket** and **football fields**. These flat open pieces of land allow views eastwards along the valley and towards the rising embankment, covered by dense woodland beyond. Behind this higher land is the village of Wilsden, however the topography of the land does not allow any visual contact between the two settlements. The fields

that surround the village to the northeast provide a pleasant green and rural setting. The rising land in the distance affords views across the valley and contributes to the rural 'village' feel of Cullingworth. This land is protected from inappropriate development by Green Belt designation and therefore the setting of the conservation area will remain open and green.



*View northwest across the cricket fields*

To the west of the conservation area are more residential areas, comprising of mid-20<sup>th</sup> century housing and a short terrace of Victorian dwellings. Beyond this is the Bronte Foods factory. These buildings have an unmistakably different character from the earlier vernacular building in the conservation area and therefore it was deemed inappropriate to extend the conservation area to include these.

Further west and the landscape becomes unmistakably **rural**; undulating fields with trees on the higher ground and rough grass and boggy patches in the dips. Several isolated farmhouses are scattered off the narrow winding country lanes and tracks.

To the east and southeast rows of Victorian terraces interspaced with modern 20<sup>th</sup> century housing estates borders the conservation area. The terraced houses, many of which have been much altered, are set out in a formal grid like layout and are very different in character and size to the more organic layout of the vernacular buildings in the older areas of the village.

The 20<sup>th</sup> century housing, some of it Council built, contributes little to the historic character of the village. Located within this area is '**The Nook**', a grade II listed 17<sup>th</sup> century mansion house with 19<sup>th</sup> century additions. The old carriage drive once led up to the house from the eastern side of Halifax

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Road, where the 'Old Nook Lodge' and the later 'Nook Lodge' now stand.

South of the conservation area boundary are more areas of 20<sup>th</sup> century housing, of mixed age and appearance. The straight line of the Halifax Road leads due south towards **Cullingworth Gate**, once a separate settlement but now part of the village and joined by infill development. The views north and south along the road are blocked at either end by steeply rising land, topped with moorland and patches of woodland.



*View south along Halifax Road from outside the Post Office*

To the south, is Manywells Brow and beyond this Denholme. To the east and west, beyond the developed boundary of the village, the countryside is open and undulating, again limiting long distance views. This again reinforces the sense of **seclusion** within the village and provides the rural setting which contributes much to the character of the village. This visual link is particularly important as it also puts the settlement in context with the

surrounding wider region and compounds its **rural** dimension and origins.



*View across to St John's Church spire from the village War Memorial*

Within the conservation area the most visually dominant building is St John's Church. The tall spire is highly visible from most places within the village and as far away as Ryecroft, 2 miles to the north. The church is situated on the brow of the rising land and consequently the highest point within the village. The image this provides on the approach to the village from the north contributes much to the character of the conservation area and sense of place.

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## 5. Traditional Building Materials

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### **Summary of Traditional Building Materials**

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

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

Local **stone** dominates the conservation area and is a fundamental part of its image. It has been used in the construction of all eras of building and for boundary **walls** and is the **unifying** element that gives the conservation area its coherent feel. Different finishes relate to the period in which the buildings were constructed: seventeenth century structures tend to be built of roughly dressed rubble; eighteenth century and early nineteenth century buildings of hammer dressed stone; and later nineteenth century and early twentieth century buildings of hammer dressed stone in conjunction with ashlar stone. Stone is also used as a means of decorating the later buildings of the area, in the form of carving and added details such as pilasters and finials.

Locally quarried **stone slate** was used as the roofing material of the earlier buildings of the conservation area. It is this that gives the roofline its characteristic colour and **distinctive** profile, which complements the colour and texture of the

stonework. This roofing material is becoming increasingly rare, as other forms of roofing material have become available and earlier buildings lost, and should therefore be treasured. It was superseded in the later nineteenth century by **Welsh slate** (though the church is roofed with green Westmoreland slate), made available by the improvements in transport occasioned by the establishment of the railway network. Slate has a smoother, darker finish than stone slate and can be seen on the later nineteenth and early twentieth century buildings of the conservation area.

Stone **setts** and York stone **flags** surface some of the roads and pavements of the conservation area, including Old Lane, St Georges Square, and the pavements along Station Road, Halifax Road (in parts) and Church Street as well as some of the smaller unadopted access tracks and pathways. The colour and texture of this surface complements that of the stone used for building in the conservation area and helps to fuse its image. It adds quality to the area and as a historical street surface is of interest in its own right.

**Timber** is the traditional material used for the doors, windows and gutters on the older properties and shop fronts of the conservation area that date from the eighteenth, nineteenth and early twentieth centuries.





*Nos. 26–30 Station Road, Grade II listed, formerly shops and now converted to houses but still retaining the timber frontages.*

These features are the most susceptible to change and some have been replaced by modern alternatives, but where the early details have survived they contribute greatly to the integrity of the built form and the quality of the conservation area. Particularly striking examples are the listed properties along **Station Road** (nos. **26-30**), which were once shops, as evident from the large timber windows, but have now been sensitively converted to dwellings.

The **glazing style** of the windows is very much dependent on the age of the building and varies from the multi-paned sashes of the earlier structures to the single paned sashes of the later buildings. Sadly the timber window frames and doors of the unlisted older buildings in the conservation area have mainly been replaced with less sympathetic modern versions, such as uPVC frames. Untraditional materials and finishes generally look out of place on older buildings and are at odds with their character. Where possible it is better to repair rather than replace traditional features. If this is unavoidable, the use of sympathetic replacements is desirable.

Most properties either front directly onto the highway or define the limit of their property by low **stonewalls**. Some walls are mounted by painted cast iron, which is used within the conservation area for decorative railings and gateways.

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## 6. Architectural and Historic Qualities of the Buildings

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### **Summary of Architectural Interest**

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

- *There are a number of Grade II listed buildings within the conservation area. They principally consist of the ecclesiastical structures and the pre-18<sup>th</sup> century buildings around Station Road.*
- *The conservation area contains some fine examples of the local vernacular building form, which is indicative of a past way of life and traditional building techniques in the village. This form of architecture is significant to the sense of place of the area, as it makes use of materials and techniques specific to the region. Good examples are becoming increasingly rare, due to alteration and redevelopment. However, there are many along Station Road and clustered around George's Square that make a positive contribution to the character of the area.*
- *Within the conservation area there are a smaller number of more stylised ecclesiastical buildings. This more formal style of architecture makes an interesting contrast to the local vernacular.*

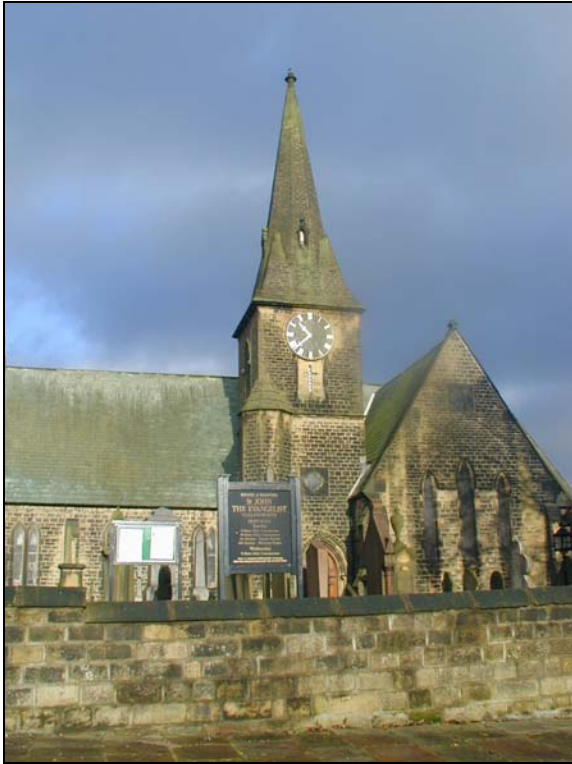
Buildings are naturally a dominant feature of the conservation area and it is their quality, siting and interest that chiefly accounts for the designation of Cullingworth Conservation Area. The design, decoration and craftsmanship of the buildings are all factors in determining their significance, however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

Within the village of Cullingworth there are a number of **listed** (Grade II) buildings. These are mainly congregated along and around **Station Road** and include the oldest buildings in the settlement and the best examples of their architectural type.

Arguably the most prominent of all the buildings in the conservation area is **St John's Church**, built between 1851 and 1853 and listed for its architectural and historic merits. The church, which is located on the north side of St Georges Square, is a striking looking building constructed in an Early English style. The unusually positioned tower is located on the south side of the building, set in the angle between the nave and gabled turret. The broached-spire has unusual swept eaves and is constructed of solid stone masonry,

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contrasting with the low sweeping Westmoreland green slate roof over the main body of the church. The windows have narrow and pointed arched lancets. At the east end of the church is a semi-octagonal apse with an unusual French-style roof. The interior of the church features a five-bay nave that has arch-braced trusses carried on hammer-beams, the roof partly under drawn to provide modern facilities towards the rear of the church.



*St John's Church, Grade II listed building*

The roof and the stained glass west window are fully visible from the middle of the church. Being a cruciform church, there are transepts to either side of the nave, the one to the south bearing the finest stained glass window in the church. By contrast, the windows in the north transept have clear glass. The wide stone chancel gives access to the semi-octagonal apse that has single windows in each face with carved colonnettes and medieval-style heads to the rich moulded surrounds. The pitch-pine pews in the nave and transept and the carved oak choir stalls and altar frontal appear to be later-19<sup>th</sup> century furnishings.

The church is set within a modest **graveyard**, in which there are a few standing monuments. The graveyard is surrounded by a stonewall topped with triangular copings. The lych-gate, which has a stone roof and sweptback walls, was built in 1923 as a First World War memorial. In the

southeastern corner of the graveyard stands a tall mature tree that adds much to the country feel of the square. To the north of the churchyard the land drops away steeply down to Ellar Carr Mill and affords impressive views across the valley.

To the east of the church are **John Street, Kaye Hill** and **Elder Bank**, an organic cluster of (unlisted) interesting workers' cottages. **Kaye Hill**, which is accessed off Old Lane, is a row of four cottages, all of different dates and with contrasting types of walling. These vernacular cottages are all built of stone, the colour and texture variations indicating their origination from different quarries. No. 6 is the earliest, dating from the mid-18<sup>th</sup> century, with quoins between it and its neighbour, no.8. The original gable coping and kneelers from no. 6 were moved to no. 8.

Set slightly back from the others is no. 14, originally three cottages now converted into a single dwelling. On the ground floor are three 2-light windows with six smaller single lights at first floor. The east gable is covered by ivy and the small front garden surrounded by tall mixed hedging.



*Cottages along the north side of Old Lane (nos. 2-14 Kaye Hill)*

Attached to the rear of **no. 14** is a small rubble-walled building that is also attached onto the south end of **Elder Bank**, a terrace of four houses with sloping eaves built around 1890. These houses, which are located on the northern boundary of the conservation area and set high above Keighley Road, are attractive vernacular dwellings but have lost many of their traditional features such as timber windows and doors.

The cottages on **John Street** have small single light windows to the first floors that are unusual in having tie-stone jambs. A flight of narrow steps

leads down and around the back of nos. 13/14 (now one dwelling), which is built on the edge of a steep hillside. Due to the gradient of the land this cottage is built as two storeys to the front and three storeys to the rear. The lower ground-floor windows have pintles in their side jambs suggesting that they once had wooden shutters. Further steps lead down towards Keighley Road where **no. 9 (The Haven)** is set. This small detached house, built around 1890, is set into the landscape with a backdrop of attractive woodland. The view back up towards the village from this aspect is reminiscent of a Mediterranean hill town.

To the south of the cluster of cottages is **Old Lane**, a narrow stone setted pathway of much character leading off Halifax Road up to George's Square.



*Old Lane, a steep stone setted lane linking Halifax Road with Georges Square.*

On the west side of the square is the **George Hotel**, built at right angles to the church and dating to the mid-19th century. The front elevation of the inn has an attractive 3-bay symmetrical façade with an arch-headed door case with impostes and keystone. Embracing its corners are full-height ashlar-faced pilaster strips with moulded capitals at the gutter level that supports a stone gutter below a clocking-course (like a low parapet). Its ground floor windows have attractive glazing, etched with 'George Hotel', 'Dining Room' and 'Tap Room'. Set in both its gables are stair-windows with arched heads. Currently empty, this building sits prominently on the east side of the square and is considered to be a key unlisted building in the conservation area.



*The George public house, at present empty. An important building located on the east side of the Square.*

A stone-setted road on its south side leads to a rear yard. Attached to the rear of the inn is an older late-18<sup>th</sup> century range, thought to have been a piece-warehouse for storage of wool and woven cloth, the two forming a 2-span roof. At an oblique angle to the rear elevation of the inn is its former barn and coach houses. This has an impressive high carriage entrance with a basket-arch and finely dressed voussoirs, impostes and keystone inscribed with the date 1872. Above this is an opening designed as a vernacular-style Venetian window, with four tiers of nesting holes to either side. This building has been converted to domestic use in recent years in a sympathetic manner, which does not detract from the character of the building.

Standing on the west side of the church is **no. 1 Station Road**, a gable-fronted 19<sup>th</sup> century cottage with a small walled garden. It is believed that this building was used for religious meetings prior to the building of the church in 1853. Whilst this building is unlisted it stands in a prominent position at the head of the Square and complements the character of the surrounding listed buildings, consequently it is identified as being a key building in the conservation area.





*No. 1 Station Road, and St Johns church to the church to the east*

**Nos. 5-11** (all of which are listed) is an important group of early houses in the conservation area, and adds much character to the heart of the village. No. 5 (**Church Lane Farm**) is a prominent building on the approach to Station Road.



*Church Lane Farm, Grade II listed. Note the well-proportioned and sympathetic extension on the northern elevation.*

This low gable fronted building has an earlier roofline visible in its gable end suggesting that it was 1½ storeys high originally but later increased in height to two storeys. It has interesting double-chamfered mullioned windows and hoodmoulds with straight returns. The door case set into the east wall has a deep Tudor-arched lintel, its spandrels inscribed '16-IL'.

To the north of it is a large segmental-arched barn now converted to three dwellings. The cart entry has been retained as a boarded opening and the

conversion has had a minimal effect on its agricultural character.

Further along Station Road are nos. 7 and 9 (**Manor Farm and Cottage**). These are set at oblique angle to no. 5, almost adjoining the rear wall and arguably form the most interesting building in the conservation area. Dating from the mid-17<sup>th</sup> century, it has a continuous hoodmould over its double chamfered windows on the ground floor and unusual paired 2-light fire windows to provide light to the back-to-back fireplaces.



*Nos. 7-11 Station Road, an interesting group of Grade II listed buildings.*

The stone chimneystacks were added in the 18<sup>th</sup> century and replaced the timber fire hoods that would have originally existed. The internal layout of this building is unusual in that each of the front rooms (parlours) have independent external access via original Tudor-arched doorways with richly moulded surrounds.

Attached to the western gable end is no. 11 (**Town End Farm**), a single cell early to mid-18<sup>th</sup> century cottage. This cottage, which has a distinctively raised roofline above that of the adjoining building, has flat-faced mullioned windows, a gable chimneystack and kneelers – typical vernacular features of buildings in this locality and of this age. An attractive round-topped coped wall around small front gardens defines the frontage of this row of cottages.

**Nos. 13-15** (numbered as 5-9 Ashdene Court on Ordnance Survey map) comprises of two former barns and a cottage, mostly rebuilt but following their original form. The cart entries of the barns have prominent dark-stained timber doors, which may benefit from a more traditional finish.



*View west along Station Road incorporating nos. 5-9 Ashdene Court and the end elevation of no. 17 Station Road.*

**Nos. 17 and 19** are an attractive pair of early- to mid-18<sup>th</sup> century cottages that have door cases with triangular slate-hoods and flat-faced mullioned windows, some recessed, gabled chimneystacks and quoined angles with irregular sized quoins.

Set behind is **Ashdene Court**, a modest, late 20<sup>th</sup> century development of stone houses incorporating a converted barn (nos. 1 and 2) dated 1873. This barn is similarly fenestrated to the coach house of the **George Hotel** (built a year earlier in 1872) with a Venetian-style opening and three tiers of nesting holes. Between nos. 2 and 3 is a dramatic view northwards over the surrounding countryside and Ellar Carr mill.



*The Conservative Club, Station Road*

Further along Station Road is **Cullingworth Conservative Club**, occupying a building probably built in the 18<sup>th</sup> century. This is a curious building, the older section notable because of its quoined angles but with unusual gabled wings added to

each end featuring Tudor-style door casings (now blocked) dating from around 1900. **Nos. 25, 27 and 29** are a row of three mid-19<sup>th</sup> century cottages with quoined angles, flat facing mullioned windows and door-cases with tie-stone jambs. The central doorway appears to differ from the outer doors by its monolithic jambs. However all three retain the triangular stone-slate hood – a characteristic noted on many older properties in the village.

On the south side of Station Road, immediately opposite **nos. 25-27** stands the car park to the Conservative Club. East of this is no. 12 Station Road (**The Old Vicarage**), originally a small 18<sup>th</sup> century cottage with various additions that make it a larger house of some interest.

Further down is an interesting row of cottages and buildings of various ages. **Nos. 14 and 14a** form two cottages in a row of four, dating from the late 18<sup>th</sup> century. To the road side, the flat-faced mullions have been replaced, however at the rear are the original 4-light windows with recessed mullions. From the rear of these cottages, there is an interesting vista along the rear elevations of the row of houses and over the small stone built outhouses into the adjoining field, giving the area a strong country-side feel which further compounds the rural village character of the conservation area.



*Rear of houses along the south side of Station Road*

Adjoining the eastern most cottage in this row is **no. 20 Station Road**, a tall building with high almost windowless walls suggesting a semi-industrial use, possibly as a warehouse. This building is the only unlisted property in this terrace though it is prominent in the street scene and consequently is identified as a key unlisted building. The coursed rubble-stone gable wall has larger stonework set in the lower stages; this indicates a building of some antiquity which was



probably re-fronted around 1800. Between this building and the car park are **nos. 26-30**, two older cottages and a farmhouse, dating from c. 1700. These buildings were converted to shops during the 19<sup>th</sup> century. Now private houses, their previous commercial use is easily identifiable as they retain their original timber shop-fronts and chamfered mullioned windows to the 1<sup>st</sup> floor. The shop fronts on **nos. 28** and **30** date from around 1900, as prior to this there was a barn attached at right-angles to the frontage which was demolished in the late-19<sup>th</sup> century so as to widen the road.



*Nos. 26-30 Station Road, Grade II listed.*

The south facing elevation of **no. 26** has flat-faced mullioned windows of 4 and 5 lights, with slightly recessed mullions. Both **nos. 28** and **30** appear to have two original single-storey gabled porches on the south side. **No 30** has a 3-light flat-faced mullioned window to the 1<sup>st</sup> floor indicating its early origin.

On the bend where Station Road leads into Church Street is a **car park**, built partly over the site of the former square and Coronation Street, a terrace of back-to-back houses, which was demolished in the mid-20<sup>th</sup> century. The car park is hard surfaced and even though some landscaping has been attempted along the boundaries the low walls and sparse shrubbery cover do little to enhance the character or appearance of the area.

Immediately opposite the car park is **George's Square**, a small stone setted square which is dominated by the parish church to the north side. The square is entirely open, except for an isolated stone trough and an unattractive concrete lamp-post set on a brick plinth. From this point the road leads southwards into **Church Street**. Along the west side are a number of unlisted 19<sup>th</sup> century shops and cottages. There are five double-

fronted, mostly two storey former shops, all now converted to dwellings. They are built in a similar style to each other, having central entrances and large stone framed shop-windows to either side. **Nos. 4** and **6** differ from the rest in being constructed in smooth-faced ashlar and no. 4 being a floor higher with a loading door to the top floor.



*Former shops, now houses along Church Street*

Set between nos. 8 and 10 is a narrow stone setted path (**Queen Street**) which leads to a former warehouse with a canted front and first floor loading door (now a window). **No. 16 Church Street** appears to be an earlier building, appearing on Henry Teal's Inclosure map of 1817 and being set back slightly from the road front. This too was a shop and an alley ran up to its north side leading to Francis Square (now demolished). None of the buildings on the west side of Church Street are listed, and while many have retained original features, the erosion of timber windows and doors and their replacement with less sympathetic versions is well established. Despite this, these buildings make an important contribution to the character and appearance of the conservation area.

On the opposite side of Church Street is the prominently sited **Wesleyan Chapel**, built on a triangular piece of land with Halifax Road to the east. The chapel, which was built in 1824, stands obliquely to the road, having a simple classical façade of 5 symmetrical bays, featuring round-headed windows with voussoirs and a hipped stone slate roof. The two doorways, which are set between bays 2 and 4, have retained their original attractive 6 panelled doors under cornices on console brackets.





*The Wesleyan chapel (Grade II listed), now converted to residential*

Centrally positioned on the front elevation is a sundial and underneath the eaves a carved stone plaque with the date 1824. Its return walls have five bays of arched windows, the centre lights altered to a simple Venetian window by the addition of side lights, inserted when the building was converted to flats in the late-20<sup>th</sup> century. The building is enclosed behind a dwarf stonewall with ashlar gate piers fronting the junction, and a low stone wall with chamfered coping that rises, and is stepped in stages, as Halifax Road descends downhill towards Cow House Bridge.

unusually tall entrance that has a shouldered flat arch, supported by giant corbels. The windows in the gable have projecting sills and therefore differ from those on the road frontage, which have flush surrounds. Further up Mill Street is the recently built medical centre, housed in a low building which lacks any of the characteristics of the conservation area.

On the corner of Halifax Road and Mill Street are **nos. 54** and **56**, which are occupied by the local butchers and have large stone-framed windows to the right of a narrow doorway, one retaining a 4-paned sash. **No. 58** was built earlier and at three storeys high with stone framed upper floor windows, the building is prominent in the streetscene. A moulded stone gutter unifies this L-shaped block. **Nos. 60** and **62** are lower 2-storey buildings and date from the late 18<sup>th</sup> century. These were also built as shops, their single ground floor windows having pintles in the side jambs for hanging a hinged wooden shutter. **No. 62** is mid-18<sup>th</sup> century and has the early feature of an overlapping lintel beyond the side jambs of its former shop window. Its cottage door has a single triangular hood formed by projecting stone slates, a feature seen elsewhere in the village on cottage buildings of circa 1800 and earlier.



*Mill Street, looking down towards Halifax Road*

On the west side of **Halifax Road** is a row of **shops** and cottages, all fronting directly onto the street. Occupying a corner position with **Mill Street** is an 'L' shaped block of three early to mid-19<sup>th</sup> century buildings with a hipped roof that runs up Mill Street. This joins with another pair of cottages/shops attached on to the east side of the 3-storey mill building. The mill itself is a later-19<sup>th</sup> century building of 4 by 6 bays, but with a longer range behind its frontage. Fronting the street is an

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## 7. Open Spaces and Natural Elements

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

- *Within the Cullingworth conservation area there is little in the way of green open space, the only areas being the yard in which the church is set and the grassed area around the village hall.*
- *Most of the areas of open space are hard surfaced and generally used as car parks, such as George's Square and the land opposite the Conservative Club.*
- *Many buildings front directly onto the street, though some are set back behind stonewalls and have small, usually hard surfaced yards. The dwellings in Cullingworth are characterised by their small gardens and lack of private open space.*

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

The character of the area is mainly taken from its built form and the relationship of buildings to one another. Fields and moor land surround the village and serve to remind the resident or visitor of the village's past **rural connections**.

Within the Cullingworth conservation area there is little in the way of green open space. The area around **St John's Church** is probably the largest and this contributes much to the rural character of this part of the village. The standing memorials are set within a walled and grassy enclosure. The fabulous mature tree in the southeast corner of the

**churchyard** casts shade over the Square and further compounds the rural village feel.

The open grassy area around the modern village hall provides the setting for the houses along Church Street, which back directly onto this space.



*Georges Square in the foreground, St John's Church to the north.*

Immediately to the south of the Parish Church is **George's Square**, surfaced with historic stone-sets and completely open except for a large stone trough and a concrete based lamppost. The openness of this area, combined with that of the churchyard, allows St John's to be seen in all its glory and sets it apart from the other buildings. The Square also complements the age and setting of the George Hotel and the setted lanes leading off to the rear of the hotel and towards the workers cottages clustering north of Old Lane. Subsequently the Square is identified as an important open space in the Conservation Area.

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To the south of George's Square is the tarmac-surfaced **car park** and the **village hall**. This area is predominately open except for the low walls around the boundary and some shrubs and immature trees. Considering its prominent location at the heart of the conservation area it is important that this area of open space makes a positive contribution to the character of the area. At the present time the car park lacks visual interest and is a bland area at the heart of the Conservation Area. This space would benefit from a more definite boundary of natural stone and more intensive landscaping along the Station Road boundary.

Further along Station Road is the area of open space opposite the **Conservative Club**. This is patchily surfaced and bound by fairly high stonewalls with some trees along the southern edge. Apparently used as a car park, this area is less visually intrusive than the village hall car park due to its higher stone boundary walls and its less prominent location. However, the land appears underused and litter has accumulated around the edges, giving it an uncared for feel.



*Enclosed space between dwellings on Kaye Hill, Elder Bank and John Street*

Notwithstanding the car parks on Station Road, the conservation area is characterised by its lack of open space, both public and private. The dwellings around **Kaye Hill**, **John Street** and **Elder Bank** have an interesting spatial relationship to each other. This area is characterised by small yards, often hard surfaced, to the front of the dwellings. The arrangement of the buildings has created small patches of common and enclosed land between the terraces and these are important to the charm and interest of the place.

To the north of the mill on **Mill Street** is another hard surfaced area, currently used as a car park. From this area interesting views of the rear elevations and juxtaposition of the properties on Halifax Road and Mill Street are visible.

The buildings in the conservation area generally lack large gardens/curtilages. Some buildings, such as those along Church Street and Mill Street, are set immediately at the rear of the footpaths, with front doors opening onto the street and only a small amount of private space to the rear.



*Nos. 25 – 29 Station Road, fronting directly onto the pavement*

The most of the dwellings along Station Road generally are set back a short distance from the roadside behind stonewalls and small hard surfaced yards.



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## 8. Permeability and Streetscape

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### **Summary of Permeability and Streetscape**

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

- *Station Road, formerly Towngate, generally follows the line of a more ancient route through the valley. Halifax Road is part of the Halifax-Keighley turnpike constructed around 1752/3.*
- *The form of the streets are defined by hard landscaping in the form of stone walls, railings and sometimes the front elevations of the buildings set onto the rear of the pavement.*
- *Interest in the streetscape is provided by the juxtaposition of buildings of different ages and uses adjacent to each other – the differing rooflines and arrangement of windows adds much to the rural village-like character of the conservation area.*
- *The area is characterised by narrow, often setted, lanes and paths interlinking buildings and areas together. Generally the area is highly permeable allowing an ease of movement through the conservation area.*

The form of Cullingworth is determined in many ways by the lay out of the roads and routes through the village. **Station Road** (formerly Towngate) is thought to follow the line of the one of the oldest routes across the valley towards Bingley. This predates the construction of the **Halifax-Keighley turnpike road** (now known as Halifax Road) which was not laid down until 1752/3. The form of the oldest streets and consequently the views and vistas along them and

between buildings are expressive of the organic nature of the village's evolution. Many of the older properties either open directly onto the street or are set back a short distance behind stonewalls and iron railings. Such forms of traditional **boundary treatment** contribute much to the streetscape and the character of the conservation area and should be retained where possible.



*North side of Station Road – an attractive and historic streetscape*

Over the years the street pattern and layout of Cullingworth has altered greatly. Station Road was originally a narrow setted lane but was widened around the end of the 19<sup>th</sup> century which necessitated the demolition of a number of buildings. Early photographs show a track winding around barns and other buildings that protruded into what is now the highway.

The streetscape and layout of the cluster of houses to the north of **Old Lane** are visually interesting. The organic and irregular juxtaposition of the buildings to one another is indicative of the early development of the village. This contrasts

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with the later Victorian housing developments (outside of the conservation area) that follow a more rigid and planned structure. Old Lane itself is of much interest, retaining the original historic stone setts and most likely being the original line of Towngate's continuation towards Bingley before the construction of Church Street.

The distinctive curve of **Church Street** from Halifax Road allows vistas up to the church, emphasising its **centrality**. The setted surfacing of the square and flagged footpaths around it add to its visual interest and complement the stonework of the surrounding structures. Where possible these natural stone surfaces should be maintained. The churchyard is surrounded by a stonewall topped with coping stones, which serves to emphasise the northern boundary of the square and as the traditional boundary treatment of the area, it is important to the integrity of the place.

On the current site of the village hall and car park once stood Francis Square and Coronation Street, terraces of densely built back-to-back housing that extended down to the site of the current medical centre. These houses were demolished around the middle of the 20<sup>th</sup> century.

In general the conservation area is highly permeable, due to the number of footpaths and narrow lanes that link buildings and localities together. Many of these organic snickets and paths date back to the construction of some of the earliest buildings in the conservation area and still retain their original surfaces, though these are generally suffering from extensive wear and tear and will require careful future maintenance. Access to the rear of properties on Station Road and Church Street is often by narrow tracks, down which it would be impossible to take a vehicle. These footpaths afford interesting views and vistas across the conservation area to the surrounding countryside. They not only increase the permeability of the area but also emphasise Cullingworth's past rural connections.

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## 9. Activity

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### *Summary of Activity*

*The conservation area boundary covers the centre of the village of Cullingworth, within which are located a mix of residential and commercial properties.*

- The village retains a good range of shops and services which appear well-used by local residents and passing traffic.*
- There are a number of older buildings, originally built or used as shops that have been converted to dwellings. The Baptist Chapel and Wesleyan Chapel are also in residential use.*
- The level of activity within the conservation area ultimately affects the ambience and sense of place.*

The physical form of the conservation area sets the stage for the activity that takes place within its confines, but the range of uses and level of activity is what brings the place to life. These are much harder to control because they are influenced by market forces but it does have a direct impact on the character of the area and ultimately on the changes to buildings within it.

The area of main **commercial activity** is naturally around the shops on Halifax Road. During the daytime, the road is busy with cars parked outside the shops and a modest flow of people browsing and shopping.



*Shops along the western side of Halifax Road*

As with all areas of commercial activity the **economic pressure** for change in this area is relatively high and the buildings have been susceptible to alteration, particularly **shop fronts** and other features that can be replaced easily.

This has occurred in many of the properties along Halifax Road. No. 58 Halifax Road, a newsagents, is a late 18<sup>th</sup> century three-storey building constructed in the local vernacular style. The signage on the front of the building is overly prominent and utilises a number corporate logos. A simpler shop front and signage would be more sympathetic to the character of the building and the streetscape. Adjacent to this property is the butchers, which retains a traditional form of shop front and less garish signage.

A number of former shops and civic buildings within the village have been converted into dwellings. Many of these **conversions** have been

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undertaken sympathetically and the original commercial or ecclesiastical character has been retained. There is a presumption in favour of retaining commercial uses in buildings that are currently in such uses, however where there is no demand for commercial use conversions to residential may be accepted where the commercial appearance of the property is maintained.

Around **George's Square**, the church, village hall and public house (currently vacant but to let) attract a different kind of activity. The church and village hall hold religious and civic functions, while the public house provided an informal community meeting place, important to maintaining the village-like feel of the place. These venues attract activity at different times and days of the week to the shops and therefore are an important element in maintaining activity within Cullingworth.

Away from the hub of activity along Halifax Road and the western end of Station Road, the streets are quiet and mainly residential in character. The dwellings around Old Lane, hidden behind the George Hotel and facing away outwards to the surrounding countryside, are in many ways physically and visually separate from the rest of village. Within this **enclave**, the feel of the place is secluded and quiet and activity limited to residents of the dwellings.



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## 10. Conclusion: Character Specification and Guidance

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



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

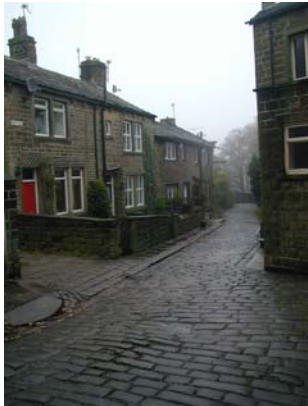


However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and

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

The Cullingworth Conservation Area covers the original heart of the village and the limit of the 19<sup>th</sup> century expansion. Within the conservation area there are a variety of buildings, uses and architectural styles. A number of characteristics are common to the entire conservation area.

## Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> <li> <b>Topography and setting</b> – Cullingworth is located on a plateau on the valley slope to the south of Ellar Carr Beck. Within the village the land is relatively flat. To the north of the church the land drops away steeply and this affords dramatic views across the beck and beyond to the higher moor land around Harden. The village is surrounded by hills, woodland and purple moor land which emphasises the rural feel of the place. </li> </ul>  <p><i>View northwards from St John's church</i></p>	<ol style="list-style-type: none"> <li>It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP)).</li> <li>New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).</li> </ol>
<ul style="list-style-type: none"> <li> <b>Traditional building materials</b> – most of the buildings within the conservation area are constructed of local stone, which serves to unify the diverse forms and create a harmonious whole. Stone slate is the principal roofing material, with some blue slate evident on later buildings. Timber was traditionally used for window frames, doors and shop fronts, and cast iron for a small number of railings and gates. </li> </ul>  <p><i>No. 5 Station Road is a good example of a local vernacular building constructed of local stone</i></p>	<ol style="list-style-type: none"> <li>There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the Replacement UDP).</li> <li>Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the Replacement UDP).</li> <li>Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the Replacement UDP).</li> <li>Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the Replacement UDP).</li> </ol>

<ul style="list-style-type: none"> <li>• <b>Setted and flagged carriageways and footpaths.</b></li> </ul>  <p><i>The cobbles along Old Lane contribute much to the character of the area.</i></p>	<p>7. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of Replacement Unitary Development Plan).</p>
<ul style="list-style-type: none"> <li>• <b>Boundary walls</b> – these are evident around some of the dwellings along Station Road and Old Lane. They define spaces and the line of the road and are an important characteristic of the conservation area.</li> </ul>  <p><i>Boundary walls in front of cottages on the south side of Station Road.</i></p>	<p>8. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Replacement Unitary Development Plan).</p>
<ul style="list-style-type: none"> <li>• <b>Permeability</b> – footpaths and alleyways connect the roads of the area and offer a choice of routes across the conservation area.</li> </ul>  <p><i>The track running behind nos. 14 to 18 Station Road offers interesting vistas between the buildings.</i></p>	<p>9. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).</p>

## Architecture and building details



The architectural style of the buildings within the conservation area boundary varies, the older buildings along Station Road and the upper section of Halifax Road generally being built in the local vernacular style. Two-storey stone cottages and converted barns with stone slate roofs being typical of the simple rural style. Typical features include, stone corniced chimney stacks, stone door and window surrounds accommodating recessed mullioned timber windows, timber doors and squared timber gutters. Some also have prominent kneelers, dentil courses, string courses and quoins. Some are built directly onto the rear of the footpath or are set behind stone boundary walls. Despite being individually designed they have a pleasing uniformity that adds much to the character and image of the place.

Within the conservation area boundary there are several Grade II listed buildings, many along Station Road. The listing descriptions are given in Appendix 2.

Some of the buildings along Station Road retain their 19<sup>th</sup> century shop fronts, though they are now used purely as dwellings. These are interesting features that could easily have been lost, however their survival adds much to the buildings' character.

The later 19<sup>th</sup> century buildings are generally more stylised, particularly the ecclesiastical chapels and church which were designed to be important and dominant buildings. St John's church stands on the northern side of George's Square and its spire can be seen almost anywhere in the village. St John's Early English style architecture is a contrast to the less ornate style of the former Wesleyan chapel and the Baptist chapel further down Halifax Road. The two chapels have been sympathetically converted into dwellings.

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

<p><b>Open spaces</b></p>  	<p>Within the conservation area boundary there are few green open spaces. The largest green space is that around the Parish Church. The churchyard, which contains a number of standing memorials, is grassy and has a natural and informal appearance. The mature tree which stands in the southeast corner and overhangs the Square adds much to the rural, village feel of this part of the conservation area.</p> <p>There are several hard surfaced open spaces within the conservation area such as George's Square which is situated in front of the church. This square retains its original stone setts and an unusual stone trough. To the south of the square is the car park and village hall. The low walls and sparse landscaping around the car park do little to add interest to this expanse of tarmac situated prominently at the heart of the conservation area.</p> <p>The buildings in the conservation area generally lack large gardens and curtilages and therefore the streetscape is defined by the hard line of the stone buildings against the carriageway. Most either front directly onto the roadside or are set behind stone boundary walls with small hard surfaced front yards. The former workers' dwellings around Old Lane and Kaye Hill are unusual due to their spatial relationship to each other. Set in characterful private space, they are situated at oblique angles to one another with little, if any, private space between them.</p>	<p>13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p>14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved or enhanced, so that green spaces remain green and hard surfaced spaces remain hard surfaced.</p>
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<p><b>Streetscape and Permeability</b></p> 	<p>The village evolved and grew around the routes running through the valley. These routes are the basis of the historic and current layout and form of the village and therefore the streetscape is an important contributing factor to the historical interest and character of the place. Along Church Street, Mill Street and the northern end of Halifax Road, the streetscape is characterised by the hard line of the buildings up to the carriageway. Other properties are set back slightly from the highway behind stonewalls topped with railings or curved copingstones. These traditional boundary treatments add much to the character of Cullingworth and should be maintained.</p> <p>The juxtaposition of buildings of differing ages and purposes to each other and the narrow, often setted, paths which run along side and in between many creates interesting streetscapes.</p> <p>In general the area is highly permeable, mainly due to the narrow snickets and footpaths that link different streets and buildings together. These are an important contributing factor to the village-like and intimate character of Cullingworth</p>	<p>(see 9)</p>
<p><b>Activity</b></p> 	<p>The Cullingworth conservation area is predominately residential in character, however it does retain a good range of commercial uses in the form of a number of shops and businesses along Halifax Road, which appear well frequented and give this area bustling feel.</p> <p>Away from these shops the roads are narrower and the properties mainly in residential use and consequently having a quieter character. Along Station Road several buildings have been converted from commercial or agricultural uses to residential.</p>	<p>15. There should be a presumption in favour of retaining retail and commercial functions along Halifax Road in order to preserve and enhance its busy character.</p>

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# 11. Preservation and Enhancement Proposals

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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 Cullingworth conservation area. The assessment also highlights areas that could be improved or enhanced. The following chapter sets out the reasons and justification for the designated boundary and also outlines proposals for the preservation and enhancement of the special character of Cullingworth.

## **11.1 Preservation of the Character and Appearance of the Cullingworth 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



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Cullingworth conservation area are including in Appendix 2 of this document.

There are many other buildings and structures within the Cullingworth 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.

## 11.2 Conservation Area Boundary

The conservation area boundary encompasses the original core of the village of Cullingworth, principally the 18<sup>th</sup> and early 19<sup>th</sup> century buildings around Station Road and Georges Square. During the period of public consultation several suggestions were put forward from members of the public and interested parties in regard of the proposed boundary. These suggestions were duly considered and in the light of these comments, the area resurveyed. The following conclusions were reached in respect of the suggested areas:

- **Halifax Road, including the former Baptist Church, cottages on the west side of the road and vicarage.**

The former **Baptist church** and the cottages on the west side of Halifax Road were built around the start of the 19<sup>th</sup> century and form part of the early development of Cullingworth along the line of the busy highway. In some respects they form a screen to the conservation area from the highway. The vicarage is a large, detached Victorian dwellings set back from the road in its own spacious grounds. The area has a pleasing sense of place and provides attractive residential accommodation.

It was deemed inappropriate to include this area within the conservation area boundary for

several reasons. The former Baptist Church is a listed building and therefore protected by specific Listed Building legislation. The church is also separated from the main body of the conservation area by new residential development which, though attractive, lacks the strength of character necessary to be included within the conservation area.

The **cottages** along Halifax Road have an open aspect on Halifax Road, a busy route that has a very different character to the quieter routes around Station Road. The linear layout of the cottages is a contrast to the enclosed feel of the buildings in the conservation area. As they stand, the cottages do provide a screen that protects the conservation area and are therefore identified as being important to its setting.

The **Vicarage** is set some distance away from the conservation area and is therefore isolated in location. As a large, late-19<sup>th</sup> century dwellings, its form, scale and proportion is very different to the vernacular architecture that characterises the conservation area.

- **South Road and the Gate public house**

This area was suggested by a number of local residents, however it is characterised by mid-20<sup>th</sup> century terraced and semi-detached **housing** that may have been built by the local authority. The housing is typical of its period, being built of a mix of render and brick. The development is detached from the original core of the village and as such, lacks historic or architectural interest necessary to be included within the conservation area. **The Gate** public house is located to the south of this area and is considered to be too remote from the conservation area to warrant inclusion.

- **Cullingworth Primary School & playing field. Nos. 10a, b & c Station Road and 37-39 School Street.**

The **school** is late Victorian building that has a number of temporary classrooms set within its grounds. Nos. **37 and 39 School Street** are elevated slightly above the level of the road and are set back behind stonewalls. Nos. **10a, b and c Station Road** are a group of attractive Victorian terraced properties that are set to the west of the school. Though these properties enjoy some historic character, it was deemed

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inappropriate to include them within the conservation area boundary due to the following reasons. The buildings are principally Victorian and date to the late 19<sup>th</sup> century. Their regular form and layout and more formal style of architecture is very different to the organic form and agrarian origins of the vernacular buildings that make up the main body of the conservation area. Visually the character of the conservation area finishes along Station Road at the point where Lees Road/Lees Close housing development starts and therefore provides a logical boundary to the area.

- **Area on the east side of Halifax Road including Nook Lodge, the mill, Roydwood Terrace and The Manse, the War Memorial and Parkside Terrace.**

The above areas were suggested for inclusion within the conservation area boundary during the course of the public consultation. The whole area is located to the east of Halifax Road and therefore detached from the conservation area by the busy highway. The **mill** is weak in terms of architectural quality, as sadly very little remains of its historic fabric. The terraced properties along **Roydwood Terrace** and **Parkside** of late 19<sup>th</sup>/early 20<sup>th</sup> century developments. The **war memorial**, constructed in 1922 is an important and locally-cherished structure but does not contribute to the character or architectural interest of the conservation area.

In summary, this area was deemed inappropriate for inclusion within the conservation area due to its very different character. Halifax Road creates a physical barrier between this area and the original core of the village and this determines much of the feel of the place. The area around Station Road has a completely different sense of place and the conservation area is, as described by the community during public consultation: Cloistered: Authentic: Agricultural: Community: Established: Interesting. It is important that this sense of place and character is preserved and not diluted by the addition of unsuitable areas.

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the town and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community.

As part of the consultation with members of the public, local residents were asked whether to prioritise the enhancement proposals in order to personal importance. All of those who responded felt that the proposals were important and overall, were prioritised in the following order:

- **Retention of Original Features.** In many unlisted buildings traditional timber windows and doors have been replaced with uPVC or modern frames with dark stained finishes. The resulting appearance is at odds with the character of the building and consequently this has harmed the appearance and character of the area on a wider scale. Advice on good practice and design for dealing with traditional properties in the conservation area will be produced.
- **Monitoring Planning Applications.** Planning applications will be monitored more closely in line with the guidance given in the previous section of this document. This guidance complements and expands upon policies set out in the Unitary Development Plan and applies them to the special circumstances of Cullingworth.
- **Guidance Notes on the Repair and Maintenance of Historic Buildings.** Some of the traditional stone buildings of the area have unsympathetic replacement features and have undergone well intentioned but on occasions inappropriate repair. The production of a guidance note on the repair and maintenance of stone buildings, particularly vernacular style properties, of the region would increase awareness of fitting repair techniques.
- **Enhancement of the Public Realm.** The replacement of some existing concrete lampposts would much improve the

## 11.1 Enhancement Proposals

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streetscape in certain locations. The visually dominant concrete lamppost in George's Square could be replaced by a more sympathetic style, which would contribute to the area's character and not detract from the Square's open aspect.

Historic setted and flagged surfaces on roads, footpaths and open spaces should be retained in situ. In cases where such surfaces have been removed it is desirable, if possible, to reinstate natural stone surfaces in order to maintain Cullingworth's sense of place and local distinctiveness.

- **Environmental Enhancements.** There are few areas of open space within the boundary of the Cullingworth conservation area and those that have been identified are mostly hard surfaced and used for car parking. In order for these spaces not to have a detrimental visual impact on the area it is important that they are well maintained and that the boundary treatment of these areas reflects the predominate style of the village. The car park next to the village hall is a particular example where a higher natural stone boundary wall and careful landscaping could much improve its appearance.
- **Design Guidance for Commercial Properties.** In Cullingworth there are a number of commercial properties. Most have maintained attractive and appropriate styles of shop fronts and signage, which are in keeping with the age and style of the building. However, some would benefit from a more fitting and appropriate style of signage and the production of design guidance pertaining to this matter would be very useful. Cullingworth has retained a good range of local services on Halifax Road, the shops augmenting the village character. There are no empty premises at this time however, should any commercial properties become vacant in the future the presumption would be in favour of **re-use** of these as opposed to the conversion of other properties to commercial use.

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# 12. Glossary

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**Apse:** A semicircular extension to a room or hall, usually vaulted.

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

**Broached:** A tooling on the face of masonry which both levels off the surface of the stone, and provides a decorative effect, most often found on door sometimes on ashlar work, broaching consists of parallel grooves which run virtually the full length of the stone.

**Capital:** The crowning feature or head of a column or pilaster.

**Chamfer:** Narrow face created when the stone is cut at an angle, usually 45 degrees.

**Copingstone:** Top course, usually of some form of slab, of a wall, designed to prevent water penetrating into the core of the wall. Copes are often shaped i.e. half - round and can frequently be quite decorative.

**Corbel:** A projecting block which supports a parapet or beam. Often carved.

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

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

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

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

**impost** Projection marking the point from which the arch springs from its support.

**Jamb:** Now usually taken to simply describe the vertical sides to a window or door opening. Properly used, it only relates to those vertical parts which support the lintel.

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

**Lancet:** Slender pointed arch window.

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

**Mullion:** Upright member dividing the lights of a window.

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

**Quoin:** Stones larger or better shaped, than those of which a wall is composed, used to form the corners of walls or door and window openings. this gives strength to the build, and allows the facework of the walling to tooth into the corner.

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

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

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

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

**Truss:** Name given to rigid frame of principals and tie beams or collar beams.

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

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

**Voussoirs:** The radiating wedge-shaped blocks forming the arch.

## Further Reading

### Historical Resources

Cudworth, William. (1876): 'Round About Bradford'. Mountain Press.

Pigot's 1834 Commercial Directory

### Planning Policy

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

City of Bradford Metropolitan District Council (2002): 'Revised Deposit Unitary Development Plan'.

Department of the Environment (1990): 'Planning Policy Guidance 15 (PPG 15) – Planning and Historic Environment'. – HMSO, London.

## Contacts

This assessment will be available to view in the Shipley Planning Office, Keighley Library, Bingley Library and on the Council's website at:

[www.bradford.gov.uk/council/planning/heritage/cons\\_assess.asp](http://www.bradford.gov.uk/council/planning/heritage/cons_assess.asp)

For further information please contact:

The Conservation Team  
Transportation, Planning and Design Department  
The City of Bradford Metropolitan District Council  
Jacobs Well, Bradford BD1 5RW

Tel. (10274) 432455

e-mail: [conservation@bradford.gov.uk](mailto:conservation@bradford.gov.uk)





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# **Appendix 1:**

## **Map of the Conservation Area**



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# **Appendix 2:**

## **List Descriptions of the Listed Buildings in Conservation Area**

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**Church Street (east side),  
Cullingworth  
Wesleyan Methodist Chapel  
5/5/75 14/55  
GV II**

Wesleyan Methodist Chapel. Dated 1824, sundial dated 1832. Hammer-dressed stone, stone slate roof. 2 storeys. 5-bay symmetrical facade. Semicircular-arched windows with voussoirs. Set about central window, which has stained glass, is a sundial inscribed.

“Consider how short life is  
1832  
LAT53-48 DECL12-40”

and under eaves rectangular date plaque. 2nd and 4th bays have doorways with tie-stone jambs, consoles and projecting cornice. Eaves band. Hipped roof. Rear has 2 arched windows with stained glass to 1<sup>st</sup> floor and lateral stack. Left and right-hand returns have 5 bays of arched windows to 1st floor, and 4 bays on ground floor. Prominently sited in the centre of the village.

**George's Square (north side),  
Cullingworth  
Church of St John  
9/8/66 14/67  
GV II**

Church. C1853, roof and south transept renewed C1900, interior 1902. Hammer-dressed stone, Westmorland green-slate roof. Nave, apsidal chancel, transepts, south porch set in base of tower. Cruciform. Early English lancet style. South entrance front: 3 bay nave with 2-light windows articulated by offset

buttresses. Gabled transept with 3 lancets and quatrefoil in apex. Set in angle with nave tower has western vice, pointed-arched doorway with colonnettes, quatrefoil over; clock, octagonal broach spire with lucarnes in the cardinal faces. Semi-octagonal chancel under lower roof from nave which has steeply-pitched roof with coped gables. Large west window of 5 lights.

Interior: relatively plain with 5-bay nave roof with collar trusses. 5 memorial windows.

**Halifax Road (west side)  
Cullingworth  
Cullingworth Baptist Church  
30/4/82 14/72  
GV II**

Baptist Church ground floor partly converted to house. Dated 1837. Hammer-dressed stone, Welsh blueslate roof. 2 storeys. Pediment gabled front. 3-bay symmetrical facade. Plinth, string at impost level to 1st-floor windows and band defining the pediment. Doorway has engaged Ionic columns, entablature and dentil cornice flanked by windows with architraves and cornices. 1st-floor has Venetian window with triplekeystone, flanked by round-headed windows. Oval date plaque in pediment. Left-hand return has 4 bays of plain windows with lintels and sills flanked by doorways, that to right has monolithic jambs and is entry to house. 1st-floor has 5 bays of round-headed windows with plain raised surrounds. 2 lateral stacks and one to rear gable.

Interior: Altered C1900 with chapel on 1st floor only.



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**Halifax Road (west side)  
Cullingworth  
Boundary wall, railings and  
gates  
of Cullingworth Baptist  
Church**

**30.4.82 14/73  
GV II**

Wall, railings and gates. C1837 retaining original gates but with C1900 railings. Hammer-dressed stone ramped wall with ashlar coping. Wrought and cast-iron gates have spear-head rails and anthemion band. Encloses a grave-yard in front of chapel (q.v.).

**Station Road (north side)  
Cullingworth  
No 5 (formerly listed as  
Church Lane Farm)  
5.5.75 14/170  
GV II**

House. Mid C17 single-storey cottage raised to 2 storeys mid C19. Large coursed grit-stone, stone slate roof. 2-cell central lobby-entry plan. Ground floor has double-chamfered mullioned windows with hoodmoulds of 2 lights and 5 lights. Set between is Tudor-arched doorway with broad chamfered surround the spandrels inscribed " 16 IL".

1st floor has 2-light and 3-light window with inserted bathroom window above door. Coped gables with kneelers. Central stack and one other set in front of ridge to

right gable. Left-hand return wall has 4-light window with 2 single-lights above. Gable clearly shows earlier roof-line. Interior: the door opens into a lobby against the side of the main stack which only heats the 1st cell (housebody). The fireplace has a large arched opening, now blocked: its outline is visible beneath the wallpaper. The 2nd cell (parlour) has a small pantry taken out of it. The stairs are sited along the rear wall: beneath them steps descend to the cellar.

**Station Road (north side)  
Cullingworth  
Barn to north of No 5  
(Now 2-4 Fenton Court)  
5.5.75 14/171  
GV II**

Barn. Probably early C19. Hammer-dressed stone, stone slate roof. 4 or 5 bays. Segmental-arched cartentry with inner doorway. Mistal doorway with tie-stone jambs to right. 5 arched ventilators set under eaves. Coped gables with kneelers. Included for group value.

**Station Road (north side)  
Cullingworth  
Nos 7 and 9 (Manor Farm and  
Cottage)  
5.5.75 14/172  
GV II**

House, now in 2 occupations. Mid C17. Large coursed gritstone, stone slate roof. 2 storeys. 3-cell direct-entry plan, double-depth with extra original doorway into 1st cell. All are double chamfered mullioned

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windows with continuous hoodmould over ground-floor windows. 1st cell has doorway to left with Tudor-arched lintel and richly-moulded surround (roll, step and cyma); 4-light window with same above, 2-light fire-window with small chamfered light above. 2nd cell has 2-light fire-window, 5-light housebody window; C17 gabled open porch protecting doorway of same detail as 1st cell; 1st floor has 2- light and 3-light window. 3rd cell has 4-light window lacking 2 mullions to each floor. Kneeler to right gable which has C19 ridge stack and C17 external stack. One other stack to ridge at junction of 1st and 2nd cell.

Interior: 1st cell has stop-chamfered spine beams against the bressumer. 2nd cell: the doorway opens directly into the housebody, at the opposite end of the room to the fireplace; it has stop-chamfered spine beams with scarf joints on the line of the hood bressumer. The rear of the house provides a number of service rooms, largely featureless. The plan is unusual having original entrances into each of 2 cells which had back-to-back firehoods originally.  
RCHM (England) report.

**Station Road (north side)**  
**Cullingworth**  
**No 11 (Town End Farmhouse)**  
**5.5.75 14/173**  
**GV II**

Cottage. Probably mid C18. Hammer-dressed stone, stone slate roof. 2 storeys. Single-cell, doubled depth plan. Doorway to left of 2-light window with one of 4 lights with slightly recessed flat-faced mullions above. Coped gables with kneelers. 2 stacks to ridge of left gable. Included for group value.

**Station Road (north side)**  
**Cullingworth**  
**Nos 17 and 19**  
**5.5.75 14/174**  
**GV II**

Pair of cottages. Early C18 house altered and converted to 2 cottages C1780-90. Hammer-dressed stone, dressed quoins, stone slate roof. 2 storeys. 3 bays of flat-faced mullioned windows with slightly recessed mullions to each floor, of 3 lights to ground floor and 4 lights above. Set between bays doorways with simple triangular pediments formed by projecting slabs. Doorways to 1st bay (No 17) has interrupted jambs. That to No 19 has a chamfered edge to the lintel and was probably part of earlier house. Gable ridge stacks.

RCHM (England) and WYMCC report.

**Station Road (south side)**  
**Cullingworth**  
**Nos 14 and 14a**  
**14/175**  
**GV II**

Pair of cottages. Late C18. Hammer-dressed stone, stone slate roof. 2 storeys. 2 single cells, doubled depth. Each has 4-light flat-faced mullioned window with slightly recessed mullions to each floor to left of doorway with tie-stone jambs and simple pedimented hood formed by 2 projecting slabs. 2-light windows inserted in keeping above doors. Coped gables with stacks and kneelers, one other central stack to ridge.

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**Station Road (south side)**  
**Cullingworth**  
**Nos 16 and 18**  
**14/176**  
**GV**

Pair of cottages. Early-mid C19. Hammer-dressed stone, stone slate roof. 2 storeys. 2 single cells, double-depth. Each has one 2-light flat-faced mullioned window to each floor, probably of 4 lights originally now lacking 2 mullions, to left of doorway with monolithic jambs with former 2-light window above. Single central stack to ridge. Included for group value.

**Station Road (south side)**  
**Cullingworth**  
**Nos 26 and 28**  
**5.5.75 14/177**  
**GV II**

Pair of cottages. Late C18. 2 single cells, double-depth. Quoins. All are flat-faced

mullioned windows with slightly recessed mullions. 1st cell has doorway to left of 4-light window with same above. 2nd cell has added mid C20 gabled stone porch to left of 5-light window to each floor. Coped gables with kneelers and stacks.

**Station Road (south side)**  
**Cullingworth**  
**No 30**  
**5.5.75 14/178**  
**GV II**

Cottage. Early-mid C18 with 1st-floor windows altered late C18 when adjacent cottage (No 28) was constructed. 2 storeys, 2-cell plan, double-depth. Quoins. Doorway to left has 2-light window above. 2 bays of 3-light windows; chamfered mullioned to ground floor, flat-faced mullioned to 1st floor. Coped gable with stack to right.



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# **Appendix 3:**

## **Legislation and Council Policies Relating to Conservation Areas**



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# Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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

## Legislation to Protect the Character and Appearance of Conservation Areas

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

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk (measured 1.5m from the ground), which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent is granted by the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area. (For further details of these controls see PPG15)

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

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

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment.

The City of Bradford Metropolitan District Council published the revised deposit of the Replacement Unitary Development Plan, which will ultimately, following the public enquiry and subsequent amendments, form the basis of decision making on planning applications in the district.

The adopted *Unitary Development Plan* has only two policies relating to conservation areas:

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**Policy EN23**

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

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

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

**Policy EN24**

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

The Revised Deposit 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.

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**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.

**Revised Deposit Replacement Unitary Development Plan**

**Policy BH1: Change of Use of Listed Buildings**

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

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

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

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

**Policy BH3: Archaeology Recording of Listed Buildings**

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

**Policy BH4: Conversion and Alteration of Listed Buildings**

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

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

**Policy BH5: Shop Front Policy For Listed Buildings**

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

**Policy BH6: Display of Advertisements on Listed Buildings**

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

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.
- 2) The advert is not an internally illuminated box.
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.

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