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West Yorkshire Archaeology Service (WYAS)
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information on the conservation area.



Introduction

A conservation area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). Devonshire Park Conservation Area was designated in February 1990 and extended as part of an assessment and public consultation process that culminated in the production of this report, which was put before the Keighley Planning Committee in April 2002. At this time its name was changed to Devonshire Park and Cliffe Castle Conservation Area, which is deemed to more accurately reflect its extent. The conservation area covers an area north of Keighley town centre, which is characterised by Victorian parkland and sizable villa style buildings.

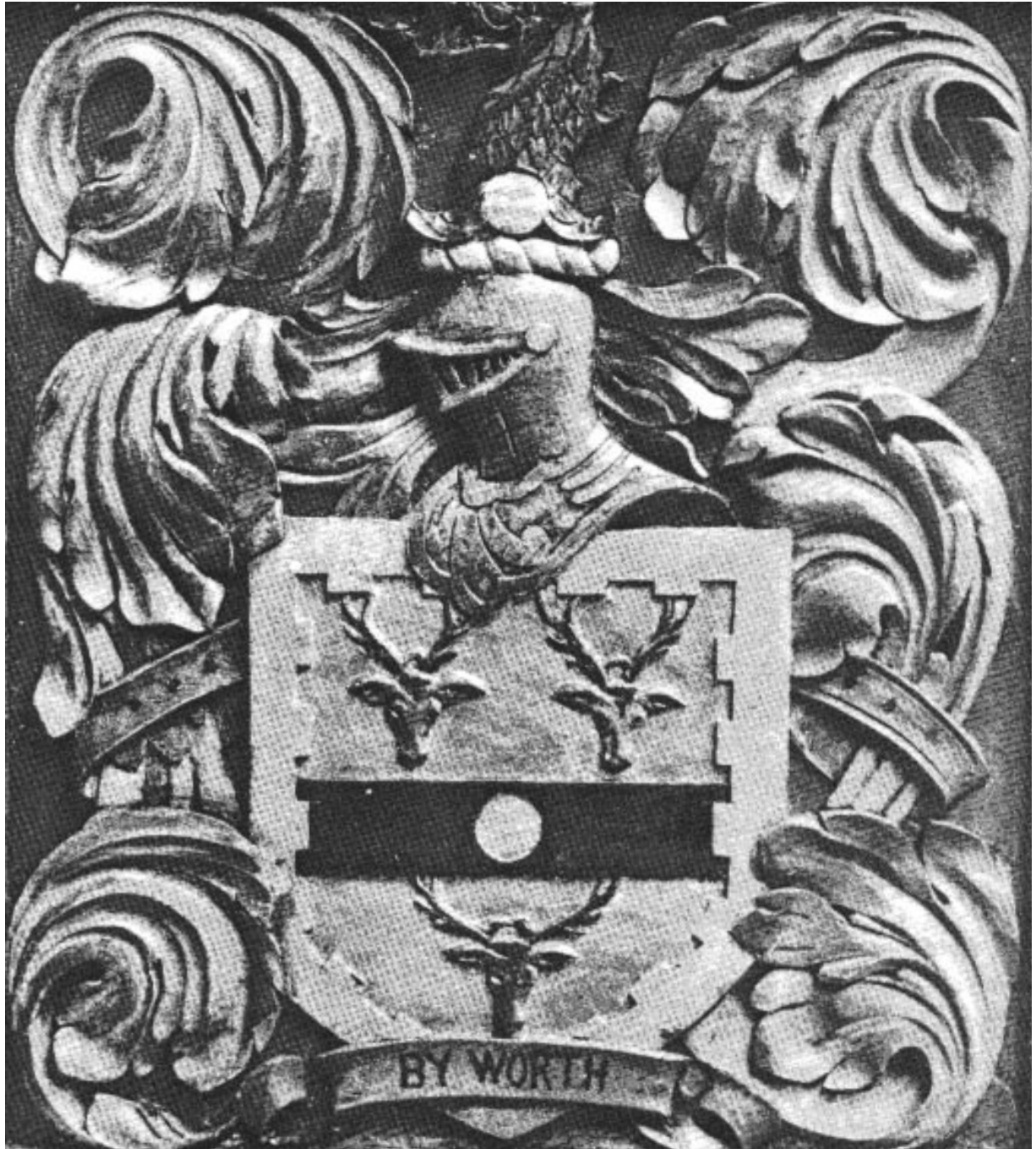
The interaction of buildings and spaces within conservation areas create unique environments, which constitute irreplaceable components of our local, regional and national heritage. It is the responsibility of the Local Planning Authority to designate them, which confers a general control over the demolition of unlisted properties within their confines, strengthens controls over minor development and makes special provision for the protection of trees. The objective of these measures is to provide for the preservation of the essential character and appearance of the area, in order to maintain or improve its environmental quality and safeguard local distinctiveness and sense of place, within a framework of controlled and positive management of change.

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

- Define and record the special interest of Devonshire Park and Cliffe Castle Conservation Area;
- Assess the action that may be necessary to safeguard this special interest.

It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.

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



History and Archaeology

Summary of Historic Significance of the Conservation Area

- *Reflective of contemporary tastes and styles in houses and park and garden layout.*
- *Devonshire Park charts how the use of parks has changed over the last century.*
- *Reflective of a period of prosperity in Keighley's history.*
- *Reflective of the social and economic changes in Britain that resulted from the Industrial Revolution, notably the rise of the middle classes.*
- *Reflective of the interaction of classes within the industrial society, particularly with relation to the philanthropic movement.*
- *The value of Devonshire Park Conservation Area is not its rarity value, as suburbs akin to this developed throughout Britain at this time, but the fact that it has survived largely in its original form of large houses and vast areas of parks and gardens with little infill twentieth century development.*

The town of Keighley originated at the point where the River Aire meets the River Worth. The first evidence of a settlement on the site comes from the time of the Norman Conquest (1066), when two manors were recorded. Within two centuries of the Conquest, the de Keighley family had come into possession of the estate as under-tenants and continued to hold the manor until the sixteenth century, when a de Keighley heiress brought it to the Cavendish family. Thence it descended to the Dukes of Devonshire.

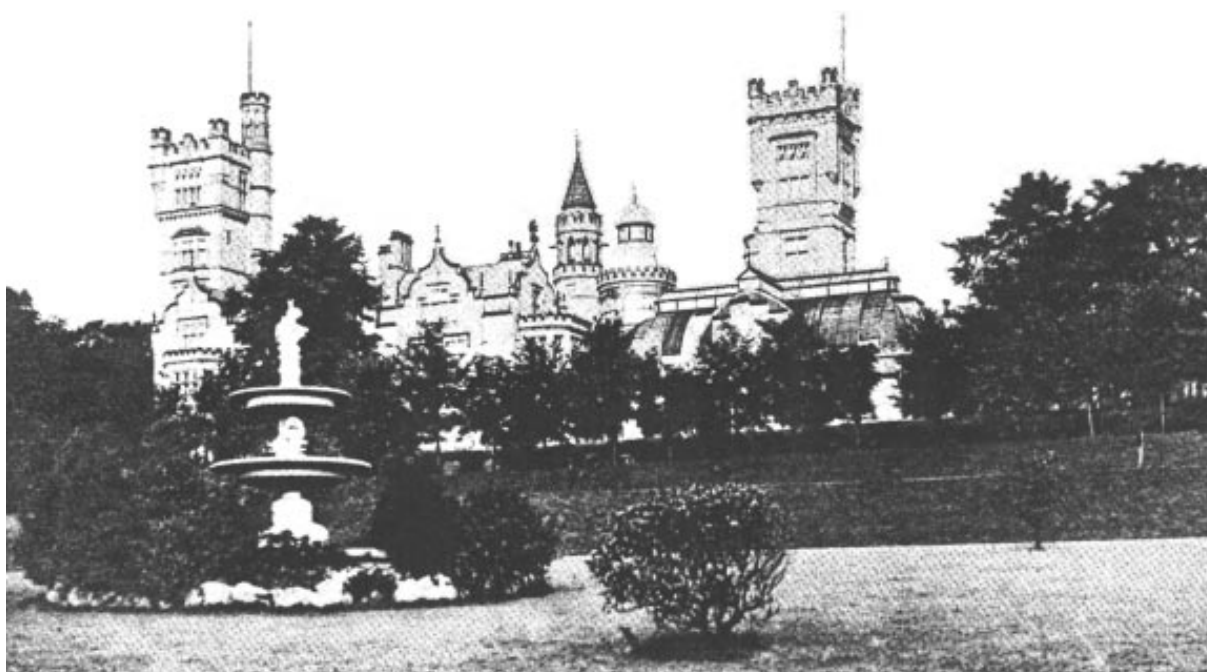
By the seventeenth century, Keighley was a small market town centred around its parish church, but it quickly developed into an industrial based town, with the River Worth providing the power source, in the late eighteenth and nineteenth centuries. The growth of the town was originally founded on cotton, with the first cotton spinning mill (Low Mill) in Yorkshire being constructed in Keighley in 1780. The mill was later converted to worsted manufacture, which ultimately became the major textile industry of the town. However, the industrial development of the town was not confined to textile production alone; the machinery trade became as important as the mills themselves, with numerous iron founders and machinery makers establishing businesses in Keighley. The new employment opportunities that these industries generated occasioned the population of the town to increase quite dramatically, trebling between 1821 and 1861. This process of industrialisation occurred, in varying degrees of intensity, throughout Britain during this

period and occasioned the growth in prosperity and status of the country's middle classes. As the house was viewed as an important means of expressing the social position of its occupant and the position to which he aspired, middle class residences that were constructed to house these up and coming families tended to be sizable and fashionable. In Keighley, the wealthy mill owners and businessmen constructed residences around the town, dominating the suburbs and offering a stark contrast to the rough and squalid conditions that prevailed in the centre. The area now within the confines of Devonshire Park and Cliffe Castle Conservation Area is typical of this form of suburban area, which developed in the second half of the nineteenth century. The area had previously functioned as the medieval upper field, but took on a completely different role with the progression of time.

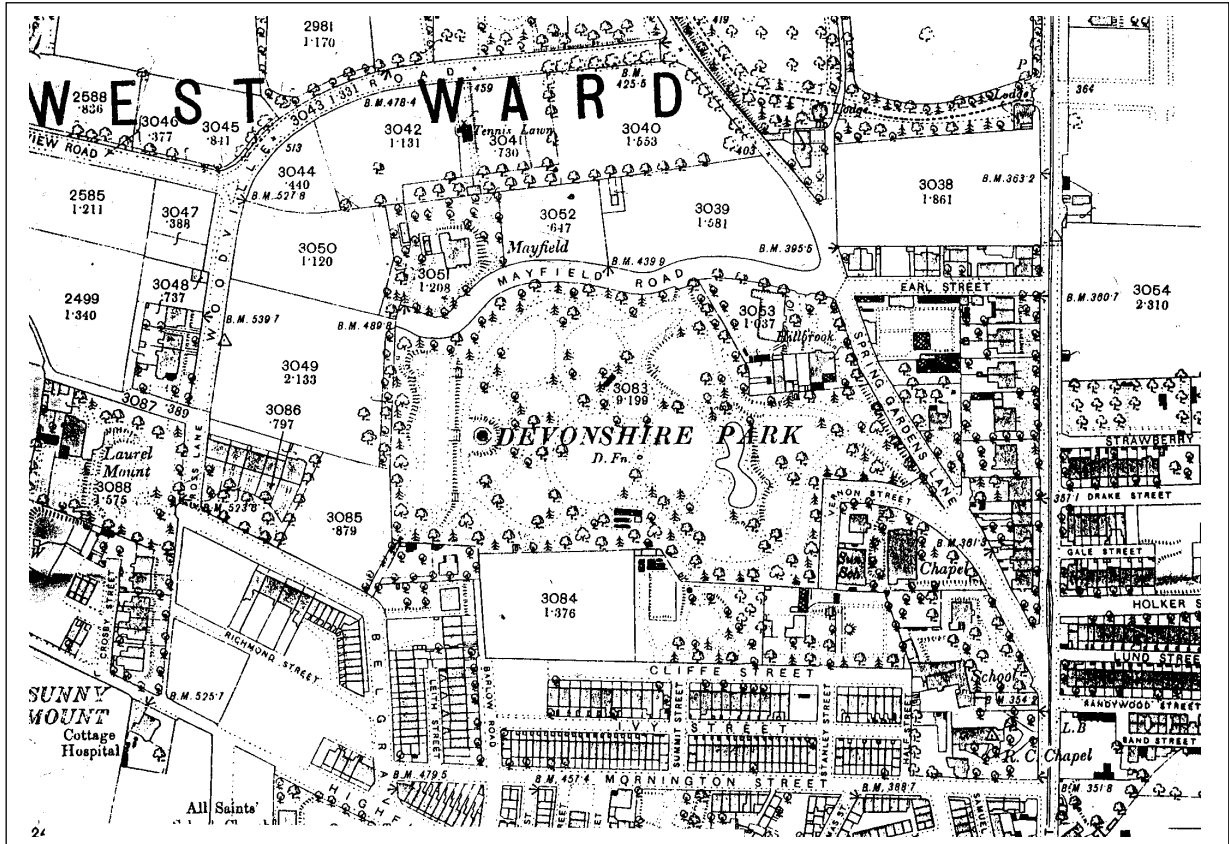
Spring Gardens Road, which runs through the centre of the conservation area, was originally the only road that led north out of Keighley towards Silsden and is consequently an historic route in its own right. The remainder of the road network and the new buildings of the area evolved in relation to one another. North Street was laid out in 1786 and the section from Keighley through Utley to Hawcliffe added in 1825. This served to open up the north of the town, increasing its accessibility. A number of residences were subsequently established on the route in the mid-nineteenth century, among them Oakland and Springfield. The grandest of the residences to be constructed is certainly Cliffe Castle, which was converted from an 1830s Jacobean style house to a 'Tudor castle' for Henry

Issac Butterworth at the end of the 1870s/beginning of the 1880s. It was judged by contemporary standards to be "*undoubtedly one of the finest residences which have been constructed in Yorkshire, or even the whole Kingdom, during the last decade*" (quoted in Dewhurst 1974). In addition to the alterations to the building itself, at this time, the grounds were enlarged from the previous twenty acres to a three - hundred acre formal garden. The grounds of the castle now form an integral part of the conservation area.

The other major parkland within the conservation area is Devonshire Park itself. This was laid out on the nine acres of land that were presented to the town of Keighley by the Duke of Devonshire in celebration of Queen Victoria's Jubilee, and was formally opened to the public on 4th September 1888. The establishment of Devonshire Park reflects the fashion in the closing decades of the nineteenth century for rich members of society to demonstrate their benevolence by gifting land and resources for use in municipal projects. It was a period of philanthropic gestures. A number of municipal parks developed in Keighley: the first was provided by the newly founded Keighley Town Council (inaugurated in 1882) in 1886 when Thwaite Brow and Long Lee, an institute reading room, leased out two adjoining acres as a recreation ground. In 1892 Lund Park was opened as a gift of Malsis Hall and Victoria Park opened in 1893. The layout of Devonshire Park is typical of late Victorian parks, with serpentine paths curving around islands of formal planting and an ornamental lake, leading up to a broad gravel terrace just above the bandstand, ideal for its intended purpose as an area for per-



Cliffe Castle pre 1950's



Ordnance Survey map of Devonshire Park published 1894

amble. In 1888, Devonshire Park was bounded on three sides by a Wesleyan Chapel, the residences of Mr. Summerscales, Mr. Prince Smith Junior and Mr. Henry Wright and the precincts of Cliffe Castle. It is evident that at this time a number of wealthy professionals had already set up home in the area, but to the masses the area remained relatively inaccessible, as it could only be reached by the use of private transport. The area continued to expand as a residential quarter throughout the closing decades of the nineteenth century and the early years of the twentieth century, with the attractiveness of the park no doubt contributing to its appeal. The smaller roads were constructed to allow access to the new properties and as streets on which to site new developments.

Towards the end of the nineteenth century the accessibility of this region of the town greatly increased: North Street was widened as part of a major phase of civic and institutional building in the last quarter of the nineteenth century and, in 1889, Keighley Tramways Company laid rails between Ingrow and Utley and ran a frequent horse drawn service via South Street, Church Green, North Street and Skipton Road. The ease of accessibility enabled less well off members of society to reside in the area around Devonshire Park and occasioned the construction of many turn-of-



Opening of Devonshire Park on 4th September 1888

the-century (nineteenth - twentieth) terraces to the south and east of the conservation area boundary. The area to the west of North Street developed prior to the establishment of properties to the east of the road.

Very few mid to late twentieth century developments have intruded into the immediate Devonshire Park area, as they have been largely accommodated by the land to the north and west of the current extent of the conservation area. Consequently, Devonshire Park Conservation Area has retained the majority of the elements that characterise it as an upper middle-class, turn-of-the-century (nineteenth - twentieth) suburb.



Architecture and Building Materials

Summary of Important Features of the Buildings in Devonshire Park Conservation Area

- *Construction Materials.* Typically local cream sandstone, weathered to a dark finish, with grey slate roofs.
- *Windows.* Typically, timber framed sash windows with horns in the typical Victorian and Edwardian style. The majority are single paned, although sash-and-case exist in the older properties and some of the Arts and Crafts structures have leaded lights. Many of the windows are mullioned, some are transomed and there are a number of pointed and round headed varieties. Stained glass has also been used in a number of buildings to add adornment to the property.
- *Decorative detail.* In the form of moulded stone door and window cases and decorative stone details on the gable wall. Timber adornments are also evident in the form of bargeboards and porches. Iron has been used for both cast iron railings and wrought iron finial details. Terracotta ridge decorations are also evident on a number of the buildings within the conservation area, which are complimentary to the ornate terracotta flues on the chimney stacks.

- *Chimneys.* Generally relatively large and rectangular, constructed in either stone or brick, with a number of ornate terracotta flues.
- *Walls and Gate-piers.* Constructed in local sandstone in various designs and sizes.
- *Architecture.* Reflective of the evolution of architectural styles from the mid-nineteenth to early twentieth century, from neo-classical, gothic revival, high Victorian, Arts and Crafts through to Art Nouveau.

Architectural Styles and Features

The dominant type of building within Devonshire Park Conservation Area is the late nineteenth century / early twentieth century detached residential property with its own garden. This style of suburban residence is a peculiarly English ideal that initially became popular towards the end of the eighteenth century. Each of the detached properties within the area is essentially individual in design, although as a group represent an eclectic mix of styles, which is typical of the Victorian period, when domestic architecture was more varied in character than had ever previously been the case.

The range of building styles is indicative of the evolution of tastes and fashions among the middle-classes, as they strove to replicate the features of the houses of those directly above them in the social strata.

Some of the earliest detached residences in the conservation area, both of which are Grade II listed buildings, are the mid-nineteenth century Oakland and Springfield situated on the west side of North Street (now numbers 149 and 151). Springfield is a large restrained Italianate style five-bay house. The Italianate style underwent a period of revival in the mid-nineteenth century and was patronised by many influential people, including Queen Victoria herself, and so the property would have been highly fashionable at the time of its construction. The house is constructed of ashlar finished local cream sandstone, which has blackened through weathering: ashlar was generally more expensive than rubble and was used to confer a certain status on the buildings on which it was used. The windows are timber sash and case on the upper storey and casement on the lower storey and have architraves and bracketed cills, and cornices on the ground floor. The roof is covered in grey slate. Oakland is similar in stature to its neighbour. It is representative of the early picturesque style, which was originally based on the neo-classical, and is reflective of the evolution of fashion from one style to the next. The building is regular and rectangular in plan, which is a particularly classical feature, but the decorative adornment to the front elevation is

characteristic of the picturesque style, exhibiting a bay window, mullioned windows, round-headed windows, balustrade details, roof ridge finial detail and relatively tall, corniced chimney stacks. It is a two-storey, three-bay building constructed of the local cream sandstone, in an ashlar finish, with a grey slate roof. A similar style property to this one is located on the edge of the grounds of Cliffe Castle, opposite Castle Street and now functions as an accountancy office. This is a fairly early example of a domestic property in the area, the plan of which is again clearly influenced by the neo-classical style, but the detailing of the structure includes bay canted windows on the front elevation.

The most notable and dominating originally residential building of the conservation area is the Grade II listed Cliffe Castle, which is visible from many vantage points within the conservation area itself and from other parts of the town. The building originated as a modest Jacobean style house constructed in the 1830s and was converted into the larger 'Tudor' style castle in the late nineteenth century for the wealthy local textile manufacturer Henry Issac Butterfield. Work was carried out to the property in 1875-9 to turn the house into a large mansion with towers to the designs of George Smith (Architect of Bradford) and the architect Wilson Bailey made further additions in 1880-82. At this time the building was even more dominating than it is today. In the 1950s, when the structure was converted to public use, much of the building's Elizabethan style decoration, including battlements



Springfield - North Street (Grade II Listed Building), now a doctor's surgery



and gables, a tower and the large conservatory, were removed. It nevertheless survives as a good example of high Victorian architecture and due to its height and positioning has important landmark qualities and is visible from numerous vantage points within the town.

The entrance gates and lodge, now situated on the west side of North Street, are constructed in similar materials and style to the Castle itself and are thought to have been designed by the same architect, George Smith, in the late 1870s. Both of these structures are now listed individually as Grade II listed buildings in their own right, but when viewed as a group with the Castle provide a fuller record of the grandeur of the site and the wealth and aspirations of Henry Issac Butterfield. The Lodge is a single storey structure with a Tudor arched doorway, bay windows, castellations and a clustered stone chimney. It has recently (2001) been the subject of a successful restoration project undertaken by Bradford Building Preservation Trust, supported by Bradford Council, BEAT (Bradford Environmental Action Trust) and the Heritage Lottery Fund, which has restored the building to its former glory and given it a new use as an office.



Top of page : Cliffe Castle from its grounds (Grade II)

Above : Entrance gate and lodge to Cliffe Castle (Grade II) - the lodge has recently undergone a successful restoration by Bradford Building Preservation Trust.

The Entrance gates remain predominant features on North Street, but were even more spectacular at the time of their construction when their setting was onto land that was more open than is presently the case. It is a stone entrance with large octagonal piers carrying a moulded pointed arch, castellated parapet and with turrets set inside the tops of the piers. There are smaller pointed arches flanking the main structure. Two Grade II listed fountains within the grounds of the castle complete the collection of buildings. These were also designed by George Smith in the 1870s and are situated



symmetrically in front of the house. Each has a circular basin in the centre of which is a rock base and a fluted bowl on top, supporting a similar smaller upper bowl, with entwined dolphins as features of the stem. The figures of a boy and a swan top the structures.

The final listed structure within the grounds of Cliffe Castle is the turnpike gateway, which is located about three metres to the south-west of the house. This is a late eighteenth century / early nineteenth



*Left : Detail of fountain Cliffe Castle grounds (Grade II)
Above : Fountain Cliffe Castle grounds*

century cast and wrought iron double-gate with a pedestrian gate on the right. The gate-piers are necked columns with roll mouldings and moulded, rounded finials. The gateway originally stood in South Street, Keighley, on the Halifax Road, which was made in 1794. Although its design is not directly related to that of the house, it is clearly of historical importance in its own right.



Entrance gate to the grounds of Cliffe Castle (Grade II Listed)



Laurel Mount (Grade II)

Laurel Mount was built shortly after the transformation of Cliffe Castle, in 1885, for Ira Ickringall, a worsted spinner and manufacturer to the designs of W. H. & A. Sugden and is also a Grade II listed house. It is Carolean in style and constructed in coursed dressed local sandstone with herringbone tooling. It is a two-storey, four-bayed structure with a grey slate roof. Bay one and four have attic gables with small, pedimented, two-light windows, they also house tripartite windows on the ground and first storey, the first storey examples of which have swan-neck pediments. The windows are of the sash and case variety with flat mullions and architraves. Other prominent details of the building include the balustrade that runs around much of attic storey with its coping and stone urn finials. The steps, terrace wall, balustrade and archway of Laurel Mount are also separately listed as Grade II structures. They form an integral part of the character of the property and are consequently of significant group value. These are constructed in the same material and style as the house itself, but are ashlar finished.

Laurel Mount stands out in the conservation area, as it is of a particular style. Towards the end of the nineteenth century (from 1870s onwards) the tendency was for domestic buildings to become less formal in style and architects began to take their inspiration from the informal qualities of vernacular

buildings. The majority of the detached properties in this area of Keighley follow this premise. Typical features of the properties are irregular plans, gable walls, mullioned windows, bay windows, dormer windows and tall chimney stacks with ornate terracotta flues. A prime example of this type of design is Haslemere on Woodville Road. Many of the properties also have additional moulding around prominent features such as windows and doors, cast iron decorative railings and finials, terracotta ridge details and timber bargeboards. Generally, the windows are timber framed sash windows with horns, although there are examples of sash-and-case, casement and leaded windows in certain properties. The influence of Pugin's introduction of elements of the Gothic style into small house architecture is evident, as a number of the properties have pointed and round-headed windows. They are nevertheless particularly eclectic in style, adopting elements of various architectural traditions. One building, which is worthy of a particular mention is number 2 Spring Gardens Lane. It is unusual within the conservation area having dominant Dutch style gables and stone ball finials, although it also exhibits mullioned windows, a canted bay window and large projecting chimney stacks in line with the style of many of the other properties in the vicinity. The positioning of the building makes it particularly prominent on entering Spring Gardens Lane from the south.

Hawkstone Towers on the junction of Spring Gardens Lane and Shann Lane is also a particularly impressive residence of the late nineteenth century and sits in a prominent position on a piece of high ground at the far north-west of the conservation area. Its dominant stone tower rises out of the surrounding greenery giving it rather majestic image. To the south of this, a group of large Arts and Crafts villas, which were constructed in the 1910s to 1920s, are situated. These show a clear progression in architectural fashion when compared to their earlier neighbours; the stone used is rustier in shade and more irregular in shape, giving the walls an interesting visual quality.

As the majority of the detached premises in the conservation area have their own gardens and gateways, the sandstone walls that form the borders between each property and between the property and the street are dominant features of the conservation area. The architectural treatment

and variety of styles adopted for the gate-piers is particularly notable. These range from the grand ball details of Laurel Mount gate-piers, to the more simple designs of the gate-piers of the properties along the east side of Skipton Road. The gate-piers and walls were originally constructed with associated cast iron gates and railings, but in Britain the majority of these were removed in response to the call for iron during the war effort in the 1940s.

Large semi-detached and terraced residential properties also form a substantial amount of the building stock of the conservation area. These generally date from marginally later than their detached counterparts, as they belonged to people of slightly more modest means that migrated to the area after it had established its image as a sought after residential district. A number of semi-detached properties are located on the west side of Skipton Road, on the east side of Sunny Mount, on Earl Street and one on Spring Gardens Lane to the



Variety of gate - pier designs within the Conservation Area



Prominent property on junction of Spring Gardens Lane and North Street (unlisted) - has undergone many detrimental alterations

north of the conservation area. The variations in the styles of these buildings closely follow those of the detached properties. Some, for example a number of the properties on Sunny Mount, exhibit neo-classical details and proportions but the design of the majority is clearly influenced by the picturesque movement of which 210-216 Skipton Road are fine examples.

There are five notable areas of terraced housing within the confines of the conservation area. These are more modest than the detached and semi-detached properties of the area, but are larger, and consequently distinct from the smaller terracing that extends to the south and west of the conservation area. The row of terraced buildings immediately north of the junction of North Street and Spring Gardens Lane, were constructed during the closing decades of the nineteenth century. They are constructed in the local stone and are quite modest

in style, although they do have decorative doorcase details with pilasters and cornices and a number have canted bay windows. The end terrace, which faces immediately onto the junction, is a particularly prominent building being highly visible from the main road. It is constructed of local sandstone has a particularly symmetrical façade and a slated hipped roof, but unfortunately has lost many of its features, including the doorcase detail.

Further north, on the eastern side of Skipton Road, a long row of terraces is situated (166-196 Skipton Road). These well constructed properties developed in a piecemeal manner between the 1880s and 1906 and express a wide variety of design styles. There is variation in design along the row, but they are all constructed of local stone and have slate roofs. The only exception to this is 166, which is an interesting early twentieth century Arts and Crafts house with decorative leaded lights to its side

stair window and a pantiled roof. Typical features of the terraces include bay and mullioned windows, terracotta ridge detailing, dormer windows and coloured glass overlights and upperlights of bay windows that are Art nouveau in style. The style of the dormer windows differs greatly from one property to the next; the most ornate being one of the central properties which exhibits a Queen Anne style dormer gable. The Queen Anne style is one of the styles that developed out of the ideals of the picturesque movement and was used widely throughout the country. The large terraces around the Beechcliffe part of Skipton Road that border the eastern boundary of the grounds of Cliffe Castle also developed in a piecemeal way during the closing decades of the nineteenth century. The style of the row is rather fragmented and the variation adds interest to the overall image of the road. Unfortunately the quality of the buildings is being eroded, due to the loss of important architectural details.

In contrast to these some uniform terraces, constructed at the turn of the century (nineteenth to twentieth), are sited on the south side of Castle Street. These are particularly ornate in design, and as they have maintained much of their homogeneity and original details are attractive elements of the conservation area. The terraces are again very



Above : One of Skipton Road terraces (unlisted) with bay canted window, carved doorcase and dormer windows.

Below : Castle Street terraces (unlisted) displaying predominantly original features.





End property of laurel Grove (unlisted) with its characteristic gables, timber bargeboards, bay porch and large brick chimneys

similar in style to the later detached properties of the area. Particular details of the terraces include timber painted bargeboards on the gable with timber finial details, decorative timber porches, sash windows and carved timber door with door-light and flanking stained glass windows. The houses are constructed of local sandstone with grey slate roofs and small walled front gardens. Each property has a gable to the street, which contains a bay window.

Laurel Grove and Laurel Crescent, which were both commissioned by Ickringall, are particularly unusual terraced properties. Laurel Grove was constructed to the designs of Sugden in 1888 and Laurel Crescent, designed by Judson and Moore, followed five years later. Both are very distinctive in style and differ from, although are complementary to, the surrounding residences. The terraces are set back from the main street and are accessed via their own pathways, which are concealed behind a wall and bushes.

Laurel Grove consists of five individual properties built in a modest Queen Anne style, which are fronted by relatively large gardens and balustrated

terracing. Paths lead across these gardens from the main access road, through a gate-pier to the front door of each residence. The buildings are rendered, but currently there is little uniformity in the choice of render type or colour. They are double-gabled to the road, with timber bargeboard details, behind the smaller of which a flat roofed dormer window is situated. The windows would originally have been a combination of the sash and sash-and-case variety, and these are still in situ in the majority of the properties, however Burlington House, the end residence adjacent to Laurel Crescent, has had its windows replaced, disrupting the uniformity of the design. The chimneys are large rectangular brick structures topped by a row of ornate flues leading from the front to the back of the properties.



Laurel Crescent (unlisted) with its characteristic chimneys, sash windows, gabled dormers and timber veranda details

Laurel Crescent is an Arts and Crafts style building and is unusual in that it is crescent in form, making it unique in the area. The Arts and Crafts style was a response to the factory produced materials and designs of the preceding years and placed an emphasis on craftsmanship and materials. It has a slate roof with a smaller catslide roof projecting to the front of the properties, which acts as a veranda at each door opening. The doors are unusually positioned to the side of the veranda. The end property, on the park side of the terrace is gabled and is different to the others in that it is covered in cream render with pale blue timber work. The remainder of the terrace is finished in white render with green painted timber work. Timber is an important element of the properties, not only is it used for the timber frames of sash and sash-and-case, mullioned windows (a few of which have been replaced with modern alternatives) and panelled doors, but also for the bargeboards and decorative elements around the verandas. The roofline of the properties are interspersed with small gabled dormer windows and large rectangular brick chimneys with ornate terracotta flues. The cottage feel is completed by the small gardens and trellising to the front of the residences. The western most

property, like the other end residence, differs from the original pattern, being double-gabled with a brick frontal lower floor projection.

Another particularly unusual building within the conservation area and one of particular interest is Low Spring Gardens, an eighteenth century farmhouse, which is thought to be the oldest building in the conservation area and is reflective of the character of this area prior to its development as a suburb in the nineteenth century. Its height makes it clearly distinguishable from the larger, more ornate properties in its vicinity. Unlike the surrounding structures, Low Spring Gardens is vernacular in its style, in that it is built in local materials to local design. It is typical of the region being primarily a cottage with barn attached, reminiscent of the longhouse design of agricultural buildings. As such it is an irreplaceable record of the past character and historic forms of construction of the area. The building has clearly undergone alterations and windows have been inserted into the lower floor of what would at one time have served as the barn, to form two cottages.

Although the majority of the buildings within Devonshire Park Conservation Area are residential in origin, there are a group of buildings on North Street, at the far south of the conservation area that are more civic in nature. These comprise a Church, Presbytery and a School. St. Anne's Roman Catholic Church and Presbytery are both Grade II listed buildings and are the oldest listed buildings of the conservation area. At the time of its construction St. Anne's Roman Catholic Church stood on its own to the north of the town. It is a charming small church designed by A. W. N. Pugin, an architect who through his own work and writings did much to spread the enthusiasm for a revival of Gothic architecture in England, in a fourteenth century gothic style. The church was enlarged and reorganised by Edward Simpson (architect of Bradford) in 1907 to meet the needs of the increased population; the double entrance under the east window was his invention. Adjacent to the church stands the slightly earlier Presbytery dated 1838 in matching Gothic style, almost certainly by Pugin. The school to the north, which is not included on the list of buildings of special architectural or historic interest, was originally built in 1857, but was enlarged in 1902 and again in 1912. The attractive sculpture of the Madonna and Child, set in a niche in the gable facing the road, is by a local sculptor Alex F. Smith; it was added in 1902. The stature and mass of this building makes it a



St Anne's Roman Catholic Church (Grade II Listed)

particularly dominant feature of the street. It can not be classified as any one style, but is relatively plain in its design and plan. The windows in its gable walls are particularly interesting features being mullioned and transomed, four lights wide and three high and the upper lights of the top windows are round-headed.



Low Spring Gardens (unlisted), Spring Gardens Lane - oldest building in the conservation area, testifying to its former rural nature

Building Materials and their Significance

The building materials used for the construction of the vast majority of the buildings in the conservation area are sandstone and grey slate. The sandstone is a local resource that would traditionally have been used for building in the area, however the grey slate is an imported material that was made available due to the improvements in transportation links during the Victorian era. The traditional roofing material of the area is in fact stone slate. The local stone of the walls of the properties has weathered to a black finish and, as the same stone has been used to construct the boundary walls throughout the conservation area, a uniformity in colour and texture is evident. This continuity is increased in the stone setted areas of Back Castle Street and the area in front of the main gates to Devonshire Park.

Iron has been used for decorative features of the buildings within Devonshire Park Conservation Area and for the railings, that would at one time been in abundance in the region. This was a relatively new material in the early Victorian period. Cast iron was the first to be feasible in use, due to the development of the smelting process in 1707 and was used extensively for railings during the Georgian and Victorian periods. The methods of producing wrought iron were however later to develop and was very expensive to produce until after 1820. The materials that were newly available due to either improved transport methods of production methods were initially very expensive to import and were used to confer a certain status on the buildings for which they were used, but later became cheaper as a result of mass production methods.

Timber, like iron has been used for decorative purposes on a number of the buildings in Devonshire Park Conservation Area. Most notably it has been utilised for bargeboards and porches in addition to window frames and doors. Glass has also been used fairly extensively. The majority of the windows are sash windows with single panes in each sash. This is indicative of development in glass making technology, which made the production larger sheets of glass possible and dispelled the need for glazing bars. Stained glass has been used on a number of the properties in the conservation area to confer additional decoration on the buildings.

Setting and Landscape Qualities, Views and Vistas

Summary of the Main Features of the Setting and Landscaping that Contribute to the Character and Appearance of the Conservation Area

- *Topography of the land, its relatively high altitude and south-easterly sloping nature, which opens up views of the town and the moorlands beyond. The most extensive vistas are from Cliffe Castle, Devonshire Park, the rear of the properties to the north of Spring Gardens Lane and the turn in Woodville Road. Another visually appealing viewpoint is down Back Castle Road from Spring Gardens Lane.*
- *Long views down North Street and Skipton Road connecting the heart of Keighley with its suburbs.*
- *Existence of large amounts of public and private public spaces, these give the area a 'leafy', open feel. The 'leafy nature is supplemented by the existence of deciduous trees lining a number of the roads within the conservation area.*
- *Parklands - they contribute to the openness of the area and are complementary in style to the surrounding residences.*
- *Gardens - it is a common feature of many of the properties to have garden areas, these range from the small front gardens of the terraced properties to the extensive*

gardens of the detached properties of Woodville Road, as the plot sizes do vary quite considerably.

- *Flowerbed at the junction of North Street and Spring Gardens Road.*
- *The areas immediately surrounding the conservation area accommodate either small late nineteenth century terraces or larger mid to late twentieth century dwellings. The terraces have a certain synonymity in style and materials with the buildings of the conservation area and the twentieth century properties have an analogy with them in that they are similar status buildings, although their materials and style is completely divergent from the majority of properties within the conservation area itself.*

PPG15 states that "it is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas" (Para 4.2). This means that the setting of the area and the interaction of spaces within it are as important as the buildings themselves.

Devonshire Park Conservation Area is focused around a piece of elevated land to the north of Keighley town centre. The ground gradually ascends westward from Skipton Road, opening up views to the east of the town and across the Aire valley to the moorland beyond. The best vantage points are from Cliffe Castle and its grounds (which probably accounts for the choice of its location); from Devonshire Park; from the rear of the properties on Spring Gardens Lane, to the far north of the conservation area; and from Woodville Road, as it curves to the South. The junction of Spring Gardens Lane and Back Castle Road also offers a particularly attractive perspective out of the conservation area, incorporating the stone setts and walls of the road, leading down to a view of the properties on Skipton Road and out to the moors beyond. The stone setted surface of this street is arguably the best in the conservation area giving it a unique texture that complements that of the surrounding walls and buildings.

The conservation area is an interesting mix of public and private spaces, based on the two parkland areas of Devonshire Park and the grounds of Cliffe Castle. Both of these are laid out in a combination of formal and semi-formal arrangements and are open to the public. The upper terraced area of the grounds of Cliffe Castle are particularly formal in their arrangement, but as the land falls away to the east



Walls and trees of Spring Gardens Lane which create a secluded feeling in the area



Vista down Back Castle Street incorporating its characteristic setted surface, sandstone walls, greenery and views of the hills beyond

it becomes less formal in design with a wealth of grassland areas and deciduous trees. In the 1870s this was laid out as a broad terrace on the spur of the hill with steps leading down a double embankment terrace to a semi-formal area with shrubs and flower beds around two Italian fountains, which are still in situ. A number of pathways lead through and around the gardens and the one that leads into Moorhouse wood, an integral part of the grounds, is of particular interest, as it was established by public subscription to commemorate the reign of King George VI in 1953. Devonshire Park is more formal in design, but has lost many of its features in the course of time. It retains its serpentine pathway and one architectural feature, a granite drinking fountain. This was a gift to the town by Miss Butterfield in 1869 and was originally sited on Church Green, but was subsequently relocated to the park. The park is located on a sloping hillside, which adds some interest to its form and its chief value today is as an arboretum of mature specimen trees and pleasant landscaping, which serves as an amenity to local residents. An air raid shelter is also situated within its confines, which is itself an interesting reminder of a rather different episode in history. The arrangement of these parklands, which together

reflect late nineteenth century tastes in private and public landscaping harmonise with the buildings around them to provide a fuller picture of late nineteenth century aspirations. They are both however fairly self-contained, being surrounded by stone walls and thick foliage that block views in and out. The view down Spring Gardens Lane is illustrative of the secluded feeling created by the existence of these domineering walls; the trees themselves are, however, an important element of the 'woody', 'leafy' nature of this part of Keighley.

North Street and Skipton Road constitute the main visual axis through the conservation area, linking the centre of Keighley with the outskirts of the town. The linear nature of the roads allows extensive views along their lengths, however akin to the majority of the other roads of the area, many of the properties are set back from the line of the street and hidden from view by stone walls. Large deciduous trees line the street to form a tree-lined avenue. These in essence maintain the 'leafy' feel of the suburb despite the gradual development of the area. The junction of North Street and Spring Gardens Lane is a prominent focal point of this road and the attractiveness of the junction has been increased by the planting of a number of flower

beds, which improve the quality of the junction and offer a pleasant entrance into the conservation area from the town.

There is little of interest in regards to the hard surfacing of the conservation area, except for a number of areas of setts, which not only have a certain amount of charm but are of historic interest in their own right. These include Back Castle Road, the ground directly in front of the main entrance gates to Devonshire Park and the pathways to the private properties of Laurel Grove. In addition a small amount of the historic surfacing has survived around the junction of View Road and Woodville Road.

It is not only the internal elements of the conservation area that constitute its qualities, as the surrounding areas naturally have a significant impact on its character and appearance. The south and east of the conservation area is bounded by smaller late nineteenth century terraced properties. These are constructed in similar materials to the larger residences of the conservation area and are of a similar era, therefore they offer a certain amount of visual continuity of colour, texture and style. In contrast, mid to late twentieth century



Vista down Skipton Road of a tree lined residential boulevard

residential properties juxtapose the conservation area to the north and west. Although the style and materials of these buildings differ from those of the residences in the confines of the conservation area, they are large residential properties which is complementary to the character of the area as an affluent suburb of Keighley.

Character and Appearance

Summary of Character and Appearance of Devonshire Park Conservation Area

- *Predominantly large Victorian and Edwardian properties, built within a narrow window of time, and set in surrounding parkland.*
- *The properties are generally secluded in nature due to the existence of boundary walls and large deciduous trees.*
- *Openness and leafiness due to the abundance of open spaces.*
- *The use of the area has changed from being solely residential to encompassing more public and service uses, particularly on the more accessible roads of the conservation area.*

It is the character and appearance of the area that designation as a conservation area aims to protect and enhance; this is created by the interaction of a wide array of factors, in addition to those already discussed in the previous sections. These include how the buildings and spaces are now used, their condition, the influence of modern accretions and the effect of intangible ingredients such as sounds and smells. The overall character of Devonshire Park Conservation Area remains one of large Victorian villas and associated parkland, yet certain elements of the area have evolved to meet the changing requirements of the town.

The character of the town of Keighley as a whole has changed from what it was at its zenith in the nineteenth century as a result of the decline of the textile industry, which occasioned the population of the town to fall during the opening decades of the twentieth century. The population has now risen again, reaching 60 000 in 1997 (Cardwell 1997); the economy of the town is based on small scale industry and the provision of retail and services to the inhabitants of the town and the surrounding villages. The part of the town now within the confines of Devonshire Park and Cliffe Castle Conservation Area designation is no longer a purely residential and recreational district. Although the recreational nature has been exaggerated by the opening of the grounds of Cliffe Castle to the public, the residential nature of many of the large properties has been superseded by other uses. Residential homes for the elderly, medical and dental surgeries, meeting places and commercial

uses are now particularly prolific in the area, as the size of many of the building makes them perfectly suited to these types of usage. However, the specific character of individual neighbourhoods within the conservation area is dependent on their exact location, as different regions have been subjected to variant pressures.

North Street and Skipton Road

North Street and Skipton Road, together, form much of the eastern boundary of Devonshire Park and Cliffe Castle Conservation Area and the major route north out of the town of Keighley. As such they constitute an important thoroughfare and are frequently buzzing with the sound of passing, often queuing, motorised traffic, particularly during peak hours. The active nature of the roads has occasioned the erection of road signs and bus stops, which clutter the street at points, most notably at the junction with Spring Gardens Lane. Due to their proximity to the centre of Keighley and the amount of passing trade, the properties on these roads have been subjected to strong pressures for change and have consequently undergone alterations and very few have retained their original residential function. Many of the buildings are now utilised for services as opposed to personal uses. Oaklands is, for example, now a chapel of rest and Springfield is a doctor's surgery. Other uses of the large detached properties on the road include a Catholic social centre, residential homes for the elderly and a Christian Science meeting room. Accordingly the properties have undergone alterations to their structure, particularly in the form of replacement windows. The terraces just north of the junction of North Street and Spring Gardens Lane are now a mixture of commercial properties and services. The types of use include a security systems retail outlet, a chemist, a voluntary services centre, a Chinese restaurant and a day centre. It is the proximity of these buildings to the town centre and its consequent vibrancy make this part of the conservation area attractive for commercial use. A number of signs have been erected to advertise the current use of the buildings, both on the buildings themselves and freestanding in the front gardens of the properties, bringing a new element into the area. The quality of these signs and shop fronts is not particularly high. The door cases of the properties retain much of their original detail, which include pilasters and entablature, but a relatively high proportion of the original four-paned sash-and-case windows have been replaced by modern alternatives.

Nevertheless a number of buildings on these streets have retained their original function, amongst them St. Anne's Church, Presbytery and school. In addition a number of the semi-detached properties appear to still be in residential use and the terraces on the east side of the road continue in their original use. It is clear that alterations have been made to these terraces over the course of the years, particularly the replacement of windows and the addition of dormer windows on the attic floors, however as the properties were never uniform this has not disrupted the pattern as much as if this had happened to some of the other terraces within the conservation area.

Earl Street and Castle Street lead off to the west of Skipton Road. Both of these roads have retained their primarily residential nature, although a dentist's surgery with its associated car park has been inserted to the easterly most end of Earl Street and the car park is a functional element of the street, but its grey surfacing does not complement the warmth of the surrounding stone. The buildings on the remainder of the street vary greatly. The northern side are relatively well preserved examples of late nineteenth century properties, although it seems, from examining the 1894 OS map, that one such property, which once stood in the place of the car park, has been destroyed. Some of the details of these properties have been particularly well preserved, specifically window details and balcony railings. The southern side of the street in contrast has no outstanding features. Some derelict structures with large metal security blinds stand at the easterly most end of the Street, these once functioned as outbuildings to the properties on Skipton Road, but currently appear to have no particular use. Adjacent to these is a twentieth century residential property, set at some distance from the road. This is completely out of character with the area, being cream rendered with a green pantiled roof, although its plan is relatively akin to those of the earlier properties. The south and north east of Earl Street can consequently be identified as appropriate areas for improvement within the conservation area.

Castle Street is situated between the busy Skipton Road to the east and the quietness of the grounds of Cliffe Castle to the west. Therefore, despite the uniformity of its architecture, each end of the street has its own unique atmosphere. The street is a private road and consequently is not a main thoroughfare of the area. Parking of residents and visitors cars along the line of the street has become common practice. The surfacing of the road is in a particularly poor condition, which is unattractive and in need of improvement. The Castle Street

terraces, themselves, have generally been well preserved and have retained many of their original details; very few of the properties have had their windows replaced and only one has lost its distinctive porch. The rear of these properties back onto Back Castle Street, a small alley type street that runs between Castle Street and Earl Street. The character of this street is different from the surrounding area and more akin to the back alleys of terraced areas of the town. Opposite the turn of the century (nineteenth - twentieth) terraces of Castle Street is a modern apartment block constructed of pale sandy coloured brick with grey roof tiles. The design of this block is fairly neutral, in that the colours chosen harmonise with the surrounding area, and its mainly two-storey height means that it is not visible from any great distance. The apartment block does, however, deviate from the character of the conservation area in a number of ways: it is horizontal in emphasis, as opposed to

the verticality of the terrace buildings, and it comprises a number of small living spaces, whereas, as has been established, the character of the area is of large residential properties.

Characteristic window and door details of 10 Earl Street



Spring Gardens Lane and Cliffe Castle

Spring Gardens Lane runs through the centre of Devonshire Park and Cliffe Castle Conservation Area between Devonshire Park and the grounds of Cliffe Castle, giving access to both. It climbs steadily out of the centre of the town from its junction with North Street, opening up views of the town and the hills beyond. The majority of passing traffic uses North Street and Skipton Road, but Spring Gardens Lane continues to attract its own share of through traffic, enough to justify the widening of the lane in the 1960s. Although it is relatively quiet during the day, the lane is busier during peak hours, particularly school arriving and leaving times. There are two schools that impact the lane, St. Anne's Catholic School, to the south, and Holy Family School, located on the west of the lane, east of the conservation area boundary. The fraction of the lane that does fall within the conservation area designation can be classified into two distinct areas, the upper part near Cliffe Castle, which is fairly secluded as it is lined with stone walls and mature trees, and the lower part south of Castle Street, which is more open offering views of properties, the park and entrance and down to the junction with North Street.

There are in fact few properties on the road, due to the abundance of parkland in the area, which is enclosed behind large stone walls, making the centre of the road quite austere. Those that do exist,

like those of North Street and Skipton Road, have been adapted to serve a number of uses other than purely residential. The majority of properties north of Cliffe Castle including those that cluster around Glenlyon Drive and Hawkstone Drive continue in residential use (or in the case of Low Gardens turned to residential use), with the exception of Herncliffe nursing home and Hawkstone Towers nursing home, which make use of the original nineteenth century detached houses with later extensions. However, there are very few buildings on the lane south of the castle that are in residential use. Sir Bracewell Smith, a successful businessman who had grown up in Keighley, converted Cliffe Castle itself to public use in 1955 and it subsequently became a museum and art gallery in the 1980s. A nursing home, an accountant's firm and Hillbrook Child and Family Service, Airdale NHS Trust, are all accommodated in the larger detached properties of the lane. The extent of replacement features in this part of the conservation area is less severe than on the main street.

The lower part of Spring Gardens Lane provides views of the rear of the commercial properties on North Street with their miss-mash of extensions and details. This is not the most attractive area of the conservation area, although it does offer some interesting interaction of forms and creates vibrancy. In contrast, opposite this is the grand main entrance to Devonshire Park, which is set back slightly to the west of the lane. The gate-piers are tall sandstone structures forming one principal gateway to the park and two flanking pedestrian

Intricacy of form of the rear of the commercial properties of Skipton Road, North Street





Main entrance gates to Devonshire Park (unlisted) replaced in 1995 to a modern design

entrances: the borough coat-of-arms and that of the Duke of Devonshire are carved above these entrances. The cast iron gates themselves are not original but are based on an early postcard of the design of the original and include the inscription '1888' 'Devonshire Park' '1995' in gold amongst the black iron patterns of the remainder of the gate. The entrance is surrounded by mature deciduous trees and the area in front is laid with stone sets that contrast with the smoothness of the surrounding hard surfacing. The combination of these factors make the entrance enticing to visitors and in addition to being visually interesting, the setted area is functional, in that it serves as a small car parking space for users of the park. In contrast to this, the car park to Cliffe Castle is a blight to the road. It is poorly laid out and the merging of the grey of the surfacing and the cement render of the surrounding walls is bland and inconsistent with the agreeable warm tones of the cream, blackening stone that has been used in the construction of the majority of the buildings within the conservation area and the stone walls that are such an important part of its character.

Mayfield Road leads west from Spring Gardens Lane. This is the most tranquil road within the conservation area and although it is metalled, is overgrown at various point due to the lack of passing traffic. The road is lined by large mature deciduous trees and stone walls broken only to allow access to the park and to the sole detached residence at the end of the road.



View from the high ground of Woodville Road over Keighley to the hills beyond

Woodville Road

Woodville Road sweeps up east from Spring Gardens Lane, skirting the western boundary of Devonshire Park and offering impressive views across the town and to the hills beyond. The junction of the two roads is fairly green with few buildings, with the exception of Woodville Retirement home, which nestles to the north of the junction in a particularly secluded location protected by relatively high stone walls and large trees. It is not a major thoroughfare, like the two roads previously discussed, but functions predominantly as an access route for the properties of the road itself and adjacent housing estates that have developed to the west. As such, it is a principally quiet and peaceful road within the conservation area, offers a stark contrast to the atmosphere of the busy North Street and Skipton Road and has consequently not been subjected to the same pressures for change. Therefore, the road continues to be a pleasant leafy boulevard fronted by medium-sized villas and retains much of its original function, as a professional residential area. A number of the properties have undergone some alteration, but the majority have retained their original details. One notable deviation from this statement is a property on the north side of the property that has been stone cleaned and consequently shines out from the remainder of the buildings; this process has served to break the uniformity in colour that is such a characteristic of the conservation area. A number of mid to late twentieth century properties have

been inserted into the road, notably some bungalows have been erected to the south of the northern most part of the road. These are quite substantial sized detached buildings, the plan and plot size of which are largely in keeping with the character of the remainder of the road. Adjacent to these properties is Keighley's Tennis Club, which according to old Ordnance Survey maps was in use as such at the end of the nineteenth century. There are a number of additional uses that have been introduced into the area, including the conversion of Laurel Mount to a residential home and Scanthorpe, one of the residences on the western side of the road, to a team challenge centre. So even in this quieter part of town there has been some evolution in uses of the large properties that are suitable to the more secluded areas.

Sunny Mount leads south of Woodville Road. It is a narrow street that can only be accessed by foot from Woodville Road and is divided from the main thoroughfare by bollards. The bollards are evidently later traffic control measures and add no interest to the area; they do act as a visual block to the vista of the roads, but are fairly discrete being black with small reflector lights. Sunny Mount, like many of the roads within the conservation area is lined to the north with stone walls, the properties here too have front gardens and continue to serve as large semi-detached residential properties. They face directly onto late nineteenth century terracing, which form the line of the conservation area boundary. Some of the properties on Sunny Mount have been subjected to quite extensive alteration

over the course of time, causing them to lose much of their original detail, particularly window details, door cases (in some instances) and although a mix of style is evident, the regularity of some of the pairs of semi-detached properties has been lost.

The Southern Boundary

The southern boundary of the conservation area follows the line of Belgrade Road, Cliffe Street and Vernon Street. The properties to the south of these streets, although constructed at a similar time to the majority of buildings within the conservation area, are smaller and thus very different in character and form a natural border. Consequently only the north side of these roads are included within the conservation area boundary. These roads, like Woodville Road only offer access to the residential areas themselves and adjoining residential areas and are not busy thoroughfares, although there is an entrance to the park adjacent to the eastern most end of Laurel Crescent, which attracts a number of people and cars to the vicinity. The entrance no longer has its gates and instead offers an open

aspect along the path into the park. These streets have a sole residential function, but the character of the roads are not all the same, changing from the grander environs of the larger properties at the Woodville Road end, to the smaller properties to the east. Much of the boundary is in fact not accessible due to the existence of the boundary wall of the park. These streets are generally less leafy and with lower walls than elsewhere in the conservation area. Laurel Grove and Laurel Crescent with their small garden areas are located on the north of Belgrade Street. Laurel Grove has undergone some alterations and has a variety of renders. The eastern most property has replacement windows, but the majority have retained the majority of their original features. It is consequently a valuable asset. The same is true of Laurel Crescent, with the exception of very few replacement windows, the front and rear (which is visible from Devonshire Park) facades of the crescent has retained its original uniformity in details, colour and texture. The view of the sweep of Laurel Crescent from the park is particularly attractive, as it peaks through the park's trees.



Entrance to Sunny Mount incorporating stone walls and trees which are important features of the area and some uninteresting traffic control measures

Both Devonshire Park and the grounds of Cliffe Castle have undergone some changes since their establishment at the end of the nineteenth century. A bowling green, tennis courts and children's play area have been added to the park, which is indicative of the changing perceptions of recreation, from the Victorian style area for per-ambles to a play and relaxation area. The original layout is still evident, but the park has lost much of its original quality, one particular cemented area to the west of the park, on the high ground is now obsolete and in need of some function to make it a worthwhile space. The grounds of Cliffe Castle, like

the Castle itself have undergone an alteration from private to public use and accordingly have become increasingly busy, particularly during the summer months. The entrance to the grounds have been poorly treated, for example a steel structure is situated in the place of where the iron gates would at one time have stood at the entrance from the Castle Street area. This acts as a visual intrusion of perspectives both into and out of the grounds. The interaction of the built and natural element of the conservation area is most evident from these areas, as the views of the buildings sneak into the views that can be obtained from the park.



*The sweep of the
rear of Laurel
Crescent from
Devonshire Park*

Conclusion

The Special Interest of the Conservation Area

The Devonshire Park district provides an image of Keighley in its hey-day and is an important record of the historical development of the town in the later nineteenth and early twentieth century. It also documents the changes in the social and economic structure of the country over this period, when the middle class businessmen were rising to eminent positions in society. Parks themselves were a particular phenomenon of this era, as an expression of greater concern in the image of towns and often as a philanthropic gesture from rich members of society to the masses. Although these changes happened throughout the country, the value of this area is that it survived predominantly in its original form. The range of architectural styles adopted for the design of the buildings within the conservation area is indicative of the changes in architectural fashions over this period and reflects the striving of middle class businessmen to compete with the houses of those considered to be higher up the social ladder.

Summary of Characteristics of Devonshire Park Conservation Area

The character of Devonshire Park Conservation Area remains one of large dwellings that have often undergone conversion to serve a multitude of community uses, set in the green surroundings of Devonshire Park itself, the grounds of Cliffe Castle and private garden space. A variety of characteristics contribute to the distinct character of the conservation area:

- Topography of the area - opens up views across Keighley and to the moorland beyond.
- Sandstone walls at various heights - line the streets throughout the conservation area. Of particular interest are the castellated walls that bound the grounds of Cliffe Castle. These add a sense of seclusion to the properties and spaces of the area and are complementary in colour and texture to the stone of the buildings.
- Mature deciduous trees line the roads of the conservation area and are abundant in the open parkland - these formulate the leafy nature of the conservation area.
- Open parkland areas and gardens - create a sense of openness within the conservation area, distinguishing it from the built up areas of Keighley.

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- Wide roads - some busy thoroughfares to the east of the conservation area and quieter roads to the west.
 - Gate-piers fronting the entrances to many of the properties - add to the grandeur of the district.
 - Sizable residences constructed in an eclectic mix of styles but in similar materials give a visual uniformity to the conservation area.
 - Details - cast iron railings and apex finial details, wooden decorative elements, carvings around door and window cases, timber framed sash windows.
 - Increase in public and service uses as opposed to private residences, particularly on North Street, Skipton Road, areas of Woodville Road and Cliffe Castle itself.

Preservation & Enhancement

As conservation areas are identified as areas of importance to our local and national heritage, it is essential that the components of these areas that are deemed to contribute positively to their character and appearance are retained and protected from unsympathetic alteration and components that detract from their character and appearance are improved. However, the intent of conservation area designation is not to stifle change in the area; it is recognised that to survive conservation areas must be allowed to evolve to meet changing demands and commercial pressures, and that modern additions can be just as interesting as the existing fabric, if implemented in a complementary manner. It is nevertheless essential that change in these special areas is managed in a positive way and that new development does not impinge upon, and preferably has a positive impact on the character and appearance of the area in question. The preservation and enhancement of Devonshire Park Conservation Area is important in order to retain the value of the area, both as a heritage asset and a place in which to live and work. Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area. In addition, the Council has laid down policies in its Unitary Development Plan that can be utilised to provide a consistent and effective control and ensure that our local heritage is conserved (see Appendix 3).

Preservation and Enhancement Policies and Proposals

Naturally the passing of time has had an impact on Devonshire Park Conservation Area. There have been changes that can be defined as having a positive impact on the character of the area, others that have had little effect and still others that can be deemed to have made a negative contribution to the area. The City of Bradford Metropolitan District Council will make use of the legislation afforded to it and apply the policies set out in the Bradford Unitary Development Plan to control further change and protect the heritage value of the area. Crucially, there will be a strong presumption in favour of preserving both listed and unlisted properties, as well as spaces, that contribute to the special interest of the area, and in making a decision on new development in the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance. Certain elements of the conservation area have been identified as specific problem areas that are either detracting from the character and appearance of the conservation area, or could be enhanced to add to its interest; the following are proposed as means of tackling these issues.

Issues	Actions / Enhancement Proposals
<p>Erosion of Character</p> <p>The character of the conservation area is being undermined by unsympathetic alterations to the properties, including the insertion of flat roof dormer windows on the Skipton Road terraced properties; the replacement of traditional windows and doors with modern uPVC alternatives; the replacement of original roofing materials with plain tiles; the repointing of buildings in inappropriate manners, which area visually obtrusive and can also be detrimental to the fabric of the buildings; and stone cleaning of some of the buildings, which undermines the uniformity of colour of the conservation area. In addition, some of the details of the buildings, especial timber and iron detailing is being lost.</p>	<p>Introduction of an Article 4(2) Direction</p> <p>The Council has powers under Article 4 of the Town and Country Planning (General Permitted Development Order) 1995 to control development which would normally be allowed without the need for planning permission, but which could lead to the erosion of the character and appearance of the conservation area. To combat the loss of characteristic features, it is suggested that an Article 4(2) Direction be implemented to cover the following classes of permitted development in Schedule 2 to the Order:</p> <ul style="list-style-type: none"> • Part 1, Class A: The enlargement, improvement or other alteration of a dwelling house (this would include windows, doors stonework etc.) • Part 1, Class C: Any other alteration to the roof of a dwelling house fronting onto a highway, waterway or open space (this would include roofing materials etc.) • Part 1: The erection, alteration or removal of a chimney on a dwelling house or on a building within the curtilage of a dwelling house. <p>This would mean that in future planning permission for these alterations would need to be obtained from the Council.</p>
<p>Maintenance</p> <p>The care of the natural elements of the conservation area, such as trees, as well as the problems of litter and general maintenance are perceived to be undermining the quality of the area. The position of wheelie bins down Back Castle Road, also blocks this attractive view.</p>	<p>Environmental improvements - reassessment of maintenance in the area</p> <p>A reappraisal of the maintenance routines of the area could enhance the quality and amenity of the area.</p>
<p>Poor Quality Modern Intervention</p> <p>Some of the modern development within the confines of the conservation area fails to preserve or enhance its character and can, due to its scale, mass, materials or design, detract from the special interest of the place.</p>	<p>Design guidance to ensure that future development within the conservation area is of the highest design standards and respects the context of the place</p> <p>Policy BH7 of the Replacement <i>Unitary Development Plan</i> (if adopted) will be applied to ensure that future development in the area or affecting its setting is good quality and is contextual to its surroundings. The production of design guidance on appropriate intervention in the conservation area would assist in ensuring prospective developers understand the special interest of the Devonshire Park and Cliffe Castle Area. Some guidance is given at the end of this report.</p>

Issues	Actions / Enhancement Proposals
<p>Poor quality signage and shop fronts</p> <p>The signage and shop fronts of the few terraced properties on Skipton Road that have been converted for business use often detract from the architectural quality of the buildings on which they are situated and the quality of the environment.</p>	<p>Design guidance to ensure that future shop fronts and advertising signs complement the buildings on which they are situated and the character of the area</p> <p>Policies BH8 and BH13 of the Replacement <i>Unitary Development Plan</i> (if adopted) will be applied to ensure that shopfronts and advertisements are sympathetic in scale, style and design to the buildings and the area. The production of guidance on principles of good practice in the design of shop fronts and the positioning of advertisements would assist in the realisation of the aim.</p>
<p>Streetscape</p> <p>The surfacing of roads and spaces within the conservation area is an integral part of the image of the place. Poor surfacing can detract from the quality of the buildings. Currently the cracking surfaces of Castle Road and Mayfield Road seem to be the biggest concerns. In addition the large expanses of tar macadam that cover the car parking areas, particularly that of Cliffe Castle, which is surrounded by high concrete rendered walls, are not conducive to the warm tones of the stone that are an integral part of the image of the conservation area.</p>	<p>Aesthetic improvements to the streetscape</p> <p>The resurfacing of the cracked surfaces, so that they form less of a visual intrusion, and the breaking up of the vast car parking areas with more natural elements that would contribute to the leafy image of the place could improve the aesthetic of the area. However the realisation of such an objective depends largely on the availability of resources to carry out any work.</p>
<p>Street elements</p> <p>Some of the traditional street elements such as gates and gatepiers, particularly those around the parklands, have been lost and often replaced with bland concrete bollards or unattractive metal gates.</p>	<p>Reinstatement of traditional street elements or the installation of well designed modern elements</p> <p>The area could be improved if these elements were replaced, for example the stone gate posts at the bottom of Castle Road, or where appropriate well designed modern alternatives erected in their place. Policy BH12 of the Replacement <i>Unitary Development Plan</i> (if adopted) will be applied to ensure that any new or replacement street elements are well designed and placed.</p>
<p>Maintenance and safety of parklands</p> <p>Some of the features of the layout of the two areas of parkland have been lost, such as flowerbeds and the pond and their structures are continuing to erode.</p>	<p>Care and restoration of the parklands</p> <p>A reappraisal of the maintenance of the parklands and consideration of the possibility of carrying out a restoration scheme would greatly enhance the amenity and interest of the areas</p>

Design Guidance

The principal consideration of the design of any new development or extension within the conservation area should be how it impacts its character and appearance. In particular:

- New buildings or extensions should reflect the general pattern of building in the area, which is predominantly of large properties set on large plots.
- New buildings or extensions should be located on their site in a similar way to the general pattern of building in that part of the area. For example building at a distance from the street line and incorporating small garden areas, in order to retain seclusion from the road. The exact nature of the general pattern of building differs across the conservation area.
- Boundary walls should be incorporated into the development, the materials and height of which should be complementary to the boundaries in that specific area of the conservation area.
- Imaginative designs are encouraged that are contextual to the scale, proportion and colour of the surrounding buildings.
- New buildings should not impinge on the openness of the area or the layout of Devonshire Park or the Grounds to Cliffe Castle.
- High quality materials and building techniques should be used.

Glossary of Terms

Ashlar : Smooth faced, squared masonry.

Architraves : Lowest part of the three parts or a classical entablature. Also the surround of a window or door or the moulding around an archway.

Balustrade : Row of balusters with rail or coping as an ornamental parapet to a terrace or balcony.

Bargeboards : Decorated or plain boards on a gable end covering the ends of the horizontal roof timbers.

Canted : Sloping at the edges or set at a slight angle.

Castellations : Castle like projections.

Cornice : Horizontal moulded projection crowning a building or structure.

Eclectic : Selecting from various styles in the architecture of a building.

Mullion : Timber or stone vertical division of a window.

Parapet : A low wall high up on a building.

Rubble : Pieces of undressed stone used in the construction of buildings.

Further Reading

Historical Resources

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Appendix 1: Map

Appendix 2 : Listed Buildings in Devonshire Park and Cliffe Castle Conservation Area

Presbytery to St. Anne's Church, North Street - Grade II

Dated 1838. Possibly by A.W.N. Pugin. Coursed, squared stone, stone slate roof. Gothic style. Two storeys, with attic to the 3-window, projecting, gabled right part. On the left the ground floor projects and the central porch again projects. Pointed arch windows. External chimney at right end.

St. Anne's Roman Catholic Church, North Street - Grade II

1840 by A.W. N. Pugin, altered and enlarged 1907. Ashlar. Pointed lancet windows, but new east and west ends.

Oaklands, 149 North Street - Grade II

House. Mid 19th century. Ashlar, graduated grey slate roof. 2 storeys, 2 rooms deep. 3 bays, outer bays breaking forward. Plinth. 3 steps to central, panelled, blocks, bank, coved edge and dog tooth decoration, and 2 colonettes supporting corbelled balustrade. To left of doorway is canted bay window with panelled and moulded plinth; paired round-headed sashes with floriated colonnette to centre and lower, rectangular sashes to sides; hoodmould; moulded cornice; fretted parapet. To right a doorway is of 3-light window with round-headed lights, chamfered mullion with carved capitals and hoodmoulded. Cill and lintel bands to ground floor 1st floor: cill band. Central round-arched window with archivolt, keystone and imposts flanked by 2-light windows with moulded capitals to square mullions and corbelled cill to right window. Continuous hoodmoulded. Moulded modillion cornice. Roof hipped over projecting end bays. Corniced end stacks, 2 to each side. Iron finials to gables.

Springfield, 151 North Street - Grade II

House. Mid nineteenth century. Ashlar, graduated grey slate roof. Restrained Italianate style. 2 storeys, 5 bay symmetrical front. Recessed centre bay has Doric entablature on half-column framing doorway. Architraves and bracketed cills to windows, those on ground floor with cornices. Cill and 1st floor strings. Eaves cornice. Corniced end stacks, 2 to each side.

Lodge and entrance to Cliffe Castle, North Street - Grade II

Lodge and entrance, probably 1875-8 by George Smith of Bradford (as Cliffe Castle). Stone. Entrance has large octagonal piers carrying a moulded pointed arch, castellated parapet and turrets set inside the tops of the piers. Smaller flanking arch to each side, also pointed. That to left is attached to single-storey lodge which has Tudor-arched doorway, bay windows, castellations and clustered stone chimney.

Cliffe Castle, Skipton Road - Grade II

Large house, now museum. 1875-8, two-storey removed 1950s. By George Smith of Bradford for a local manufacturer. Ashlar. High Victorian style. 2 storeys. Windows are mullioned and transomed or single-light and have sashes and quoined surrounds. Entrance front: 4-storey tower has in front of it a round-arched embattled porte cochere with off-set angle buttresses and corbelled parapet, the whole decorated with relief sculpture and tracery. Tower has decorated oriel windows to 2nd floor, and is flanked by 2-storey bay windows. To far left is conservatory with glass doors, bay window and parapet. Rear: to right tall, pointed arch window with transoms and plate tracery under hoodmould with floriated terminals which continues as stringcourse. Above window is shaped pediment with weather-vane. Returns of music room have embattled parapets and, to right return, lateral stacks. C20 gallery to left not of interest. Right return: 4 stepped bays with 2-storeyed bay windows. Formerly gabled, but top storey removed.

Twin fountains in park of Cliffe Castle, Skipton Road - Grade II

Twin fountains. 1870s. By George Smith of Bradford. Ashlar. Set symmetrically in front of house. Each has a circular basin in the centre of which is a rock base with fluted bowl on top supporting similar smaller upper bowl with entwined dolphins on stem. Boy and swan on top of whole.

Turnpike gateway in part of Cliffe Castle, Skipton Road - Grade II

Turnpike gateway. Late C18-early C19. Cast and wrought iron. Double gate with pedestrian gate on right. Gatepiers are necked columns with roll mouldings and moulded, rounded finials. Gates

have simple strap-hinges wrapped around piers and their iron frames are infilled with latticed bars radiating from the outer corners. Triangular gate-rests fixed to lower bars.

This gateway originally stood in South Street, Keighley (near the present junction with Goulbourne Street) on the Halifax Road which was made in 1794.

Laurel Mount Rest Home, Woodville Road - Grade II

House, now old people's home. Dated 1885. Coursed dressed stone with herringbone tooling, graduated grey slate roof. Carolean style. 2 storeys with attic. 4 bays. Plinth. Entrance in bay 3 has steps up to moulded-surround doorway with Tuscan colonettes, inner Venetian door, and dated cartouche above. Windows are sashes to bays 1 and 4, those on 1st floor with swan-neck pediments, 3 single-light windows to bay 2 with a tripartite window above, and a 2-light window over door. Bays 1 and 4 have attic gables with small, pedimented, 2-light windows. Balustrade over bays 2 and 3. Coping. Finials. Hipped roof. Corniced stacks in roof slope and lateral stacks to right gable. Rear: stair-window of 2 round-arched and round-based lights and margin lights. Left return: continues in style of front. On right is 2-storey semicircular bay with 3 curved windows to each floor, the bay surmounted by balustrade with finials. On left is glazed door flanked by windows.

Steps, terrace wall, balustrade and archway to front and left of Laurel Mount Rest Home - Grade II

Steps, terrace wall, balustrade and archway. 1885. Ashlar steps on left in 3 flights. Terrace wall to right has segment-headed niche with voussoirs and lion's head over keystone. Steps and terrace wall have balustrade with moulded Carolean-style balusters and panelled angle piers with ball finials. Balustrade and steps in same style in front of left return of house. At junction of front and left balustrades is buttressed, moulded archway topped by griffin with wrought-iron latticed gate. Included for group value.

Key unlisted buildings / groups of buildings that are architecturally significant in their own right :

1. 2 Spring Gardens Lane (late nineteenth century) - distinctive building, constructed of local sandstone and slate with two Dutch style gables to front.
2. Accountants on corner of Spring Gardens Lane and Castle Road (mid-nineteenth century), Spring Gardens Lane - Originally a dwelling house, eclectic style with mullioned windows and bay windows to front on the lower storey.
3. Laurel Crescent (Turn of the century, nineteenth - twentieth), Belgrade Road - Arts and Crafts style terraces in a crescent form. Built in the local stone with a slate roof and cat slide roof to the front at the lower storey. Exhibits gabled dormer windows with large chimney stacks, mullioned windows and ornate timber detailing.
4. Laurel Grove (Turn of the century, nineteenth - twentieth), Belgrade Road - Arts and Crafts style terraces.
5. Castle Road Terrace (End of nineteenth century), Castle Street - typical late Victorian terraces with uniform features, including timber porches, timber barge boards, mullioned windows, stained glass windows and bay windows.
6. Skipton Road, east-side terrace (Turn of the century, nineteenth-twentieth) - a group of various buildings constructed between 1890s and 1906. The end terrace is in early twentieth century Arts and Crafts style.
7. Low Spring Gardens (eighteenth century), Spring Gardens Lane - a former farmhouse with attached barn, now functions as two dwellings. Vernacular style building in local sandstone with a stone slate roof, probably the oldest built structure in the conservation area.

Appendix 3 : Legislation and Council Policies Relating to Conservation Areas

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

Legislation to Protect the Character and Appearance of Conservation Areas

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

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order and under the Advertisement Regulations) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area. (For further details of these controls see PPG15).

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

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

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently (June 2001) published the first deposit of the 'Replacement Unitary Development Plan', which will ultimately, following a period of consultation and amendment, form the basis of decision making on planning applications in the district. The adopted Unitary Development Plan has only two policies relating to conservation areas:

Policy EN23

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

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

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

Policy EN24

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

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

Policy BH7: Development within or which would affect the setting of conservation areas

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to respect the character and appearance of the conservation area. The council will actively support the use of new designs and materials for infill schemes as an alternative to traditional building methods where the applicant can demonstrate the highest standards of design and detailing whilst respecting the scale of development setting and historic value of the conservation area.

Policy BH8: Shop fronts in conservation areas

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not normally be permitted on buildings without a shop front or fascia.

Policy BH9: Demolition within a conservation area

Within conservation areas, permission will not be granted for the demolition of buildings, walls or features which make a positive contribution to the special architectural or historic interest of the area.

Policy BH10: Open spaces within or adjacent to conservation areas

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

- 1) Makes a significant contribution to the character of the conservation area.*
- 2) Provides an attractive setting for the buildings within it.*
- 3) Is important to the historical form and layout of the settlement.*
- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.*
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.*

Policy BH11: Space about buildings

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration may be given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

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

Policy BH12: Conservation area environment

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

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

Policy BH13: Advertisements in conservation areas

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. In principle, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.*
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitive designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.*
- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.*

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

Adopted Unitary Development Plan

Policy EN20: Alterations to Listed Buildings

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

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

Policy EN21: Setting of Listed Buildings

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

Policy EN22: Listed Agricultural Buildings

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

First Deposit Replacement Unitary Development Plan

Policy BH1: Change of Use of Listed Buildings

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

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

- 1) The alternative use is compatible with and will preserve the character of the building and its setting.
- 2) No other reasonable alternative exists which would safeguard the character of the building in its setting.

Policy BH2: Demolition of a Listed Building

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

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

Policy BH3: Archaeology Recording of Listed Buildings

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

Policy BH4: Conversion and Alteration of Listed Buildings

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

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

Policy BH5: Shop Front Policy For Listed Buildings

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

Policy BH6: Display of Advertisements on Listed Buildings

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

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) The advert is not an internally illuminated box.*
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*