



Conservation Area Appraisal

Devonshire Park and Cliffe Castle



This appraisal reviews Devonshire Park and Cliffe Castle Conservation Area Assessment, which was published in 2001. The Management Proposals included in the appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Devonshire Park and Cliffe Castle Conservation Area will be undertaken by January 2012.

February 2007

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (see 'Current Condition' on page 5).
- An assessment of the issues facing the conservation area at present (see pages 6 and 7) .
- The survey and update of map data relating to the conservation area (see pages 8, 9 and 10).
- A review of the appropriateness of the conservation area boundary (see page 12).
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (see pages 11 - 13).
- The formulation of management proposals for the area (see page 14).

What is a Conservation Area?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Devonshire Park Conservation Area was originally designated in 1977. A review of the boundaries of Devonshire Park Conservation Area was undertaken in 2001-2002 as part of its Conservation Area Assessment. The new boundary of the renamed Devonshire Park and Cliffe Castle Conservation Area was adopted in April 2002.

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

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

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

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Background and Brief History

Devonshire Park and Cliffe Castle Conservation Area covers an area of historic suburban development, which is a product of the wealth generated by Keighley's textile and machinery industries in the late 19th and early 20th centuries. The following timeline briefly summarises its development.

1825

North Street / Skipton Road opens, opening up this rural area to the north of Keighley to potential development. Among the earliest buildings is a mansion called Cliffe Castle built in the 1830s.

c1880

Cliffe Castle is purchased and enlarged in the style of a Tudor castle for wealthy Keighley textile manufacturer Henry Isaac Butterworth. The estate of Cliffe castle is enlarged to 300 acres.

1888 - 89

Devonshire Park opens in 1888, further establishing the area as a desirable middle class suburb.

This is aided by the opening of a tramway along Skipton Road in 1889, making the area more accessible.

Late 19th / early 20th century

The area develops in a piecemeal fashion as a fashionable suburb for Keighley's wealthiest residents.

20th century

Cliffe Castle comes into the ownership of Keighley Council in the 1950s which converts the mansion to a museum and open the grounds as a public park. The Devonshire Park and Cliffe Castle area alters very little and retains its original character into the 21st century.

Cliffe Castle - enlarged by Henry Isaac Butterworth c1880.



Key Characteristics

The following summarises the key elements of the character of Devonshire Park & Cliffe Castle conservation area:



- Sloping topography providing open views.
- Traditional natural building materials.
- Stylised domestic architecture which reflects past fashions.
- Open parkland and large gardens.
- Mature deciduous tree cover.
- Wide, tree-lined roads.
- Stone boundary walls.
- Residential suburban ambience.





Summary of Important Features and Details

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

- Original / traditional architectural detailing to houses reflecting past architectural styles: form, roofscape, chimneys, stonework, openings, joinery, windows and doors. These all vary according to style.
- Gates, gateposts and wall detailing.
- Historic park features and structures.
- Stone street surfaces (where these remain in situ).
- Lack of alteration / modern engineering to most streets.
- Secluded, private character of larger houses and their grounds.
- Strong group value / uniformity of terraces and crescents.

*Anticlockwise from top right:
Laurel Crescent;
Greenery and boundary walls at Spring
Gardens Lane;
Terraced houses at Skipton Road;
Listed fountain at Cliffe Castle;
Historic gatepier.*

Current Condition

AUTHENTICITY 78%

- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring sheet is adjusted to take this into account.
- Only residential and retail buildings built prior to 1956 are scored.
- 196 properties were assessed for the purpose of the study; this is 86% of all properties within the conservation area.

**AUTHENTICITY
78%**

A breakdown of the authenticity assessment shows which features and details in particular are being retained and/or maintained and where there are the greatest threats.

Strengths

- Most of the buildings retain a significant number of features and details and therefore their traditional character.
- The overall authenticity score of 78% is among the highest scores of the conservation areas surveyed in the district so far.
- Varied domestic architectural styles.
- Cliffe Castle and Devonshire Park retain their traditional character and are valued local visitor attractions.
- The area retains an attractive, quiet, leafy suburban character.
- Mature trees and large gardens.
- Street pattern has changed very little.
- Significant areas of traditional streetscape materials are still in situ.
- Lack of modern engineering to some streets.
- Boundary walls remain in place and the majority of these retain their original appearance.



Victorian housing on Skipton Road overlooking the grounds of Cliffe Castle

Weaknesses

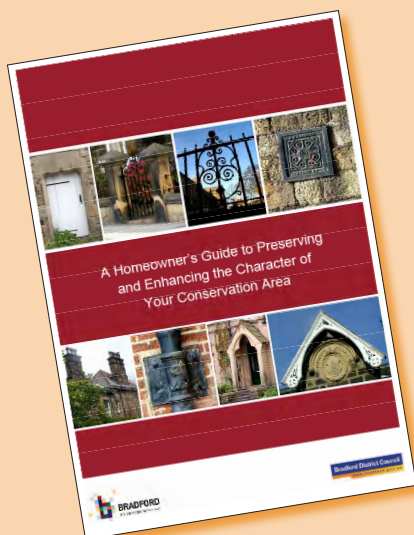
- The buildings along the conservation area's busiest and most prominent thoroughfare, Skipton Road, on average were missing more traditional features and details than properties elsewhere in the conservation area.
- Roughly half of all traditional doors and windows have been removed.
- Cliffe Castle and Devonshire Park appear untidy and neglected, while some park structures such as walls and fountains are damaged.
- The inappropriate painting and/or rendering of stonework and the inappropriate mortar, pointing, stonecleaning and clutter are undermining the heritage value of buildings.
- Small minority of vacant or underused buildings and sites.
- Modern engineering to Skipton Road.



*The Mundens,
High Spring, Gardens Lane*

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways, the management of Cliffe Castle and Devonshire Parks) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.
- Potential for an Article 4(2) Direction to protect certain features and details to certain buildings in the conservation area, if residents are in favour of doing this.



- The **'Repair and Maintenance Guide'** should help property owners make better informed decisions.
- The **'Shopfront Design Guide Supplementary Planning Document'** will be adopted in 2007. Its use will result in better planning decisions for applications involving shop fronts.
- Bringing vacant and underused buildings and sites back into use.



*Browfield,
Spring Gardens Lane*

Threats

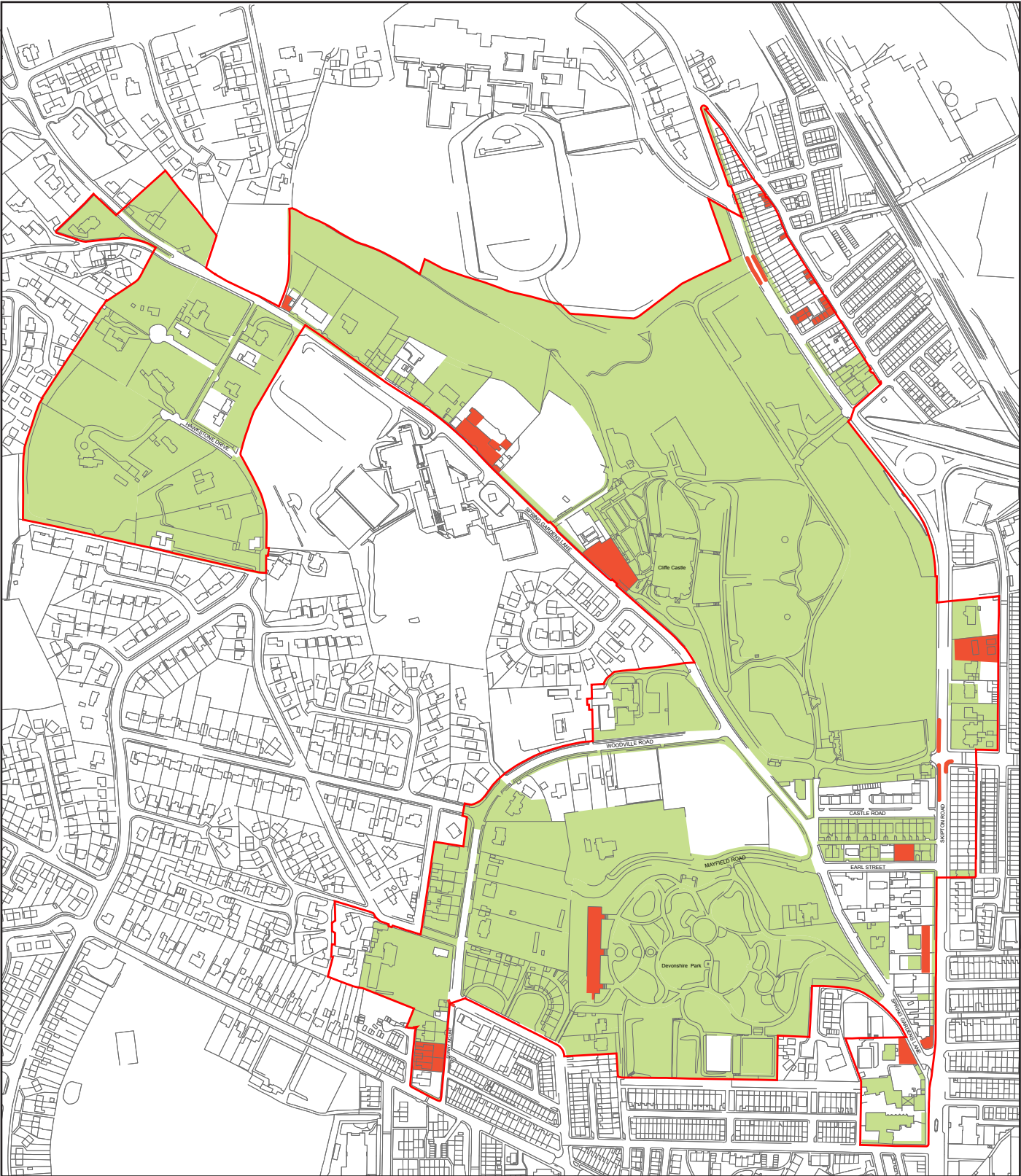
- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, the parks and trees.
- Loss of historic street surfaces and traditional character of public realm.
- Under maintenance / physical decline of Devonshire Park and Cliffe Castle.
- Continued vacancy and underuse of buildings and sites.



*Traditional streetscape at
Glenlyon Drive*

Devonshire Park & Cliffe Castle Conservation Area

Character Contributions



Key

- Conservation Area Boundary
- Areas providing a **positive** contribution to character
- Areas providing a **negative** contribution to character
- Areas providing a **neutral** contribution to character







NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Devonshire Park & Cliffe Castle Conservation Area

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



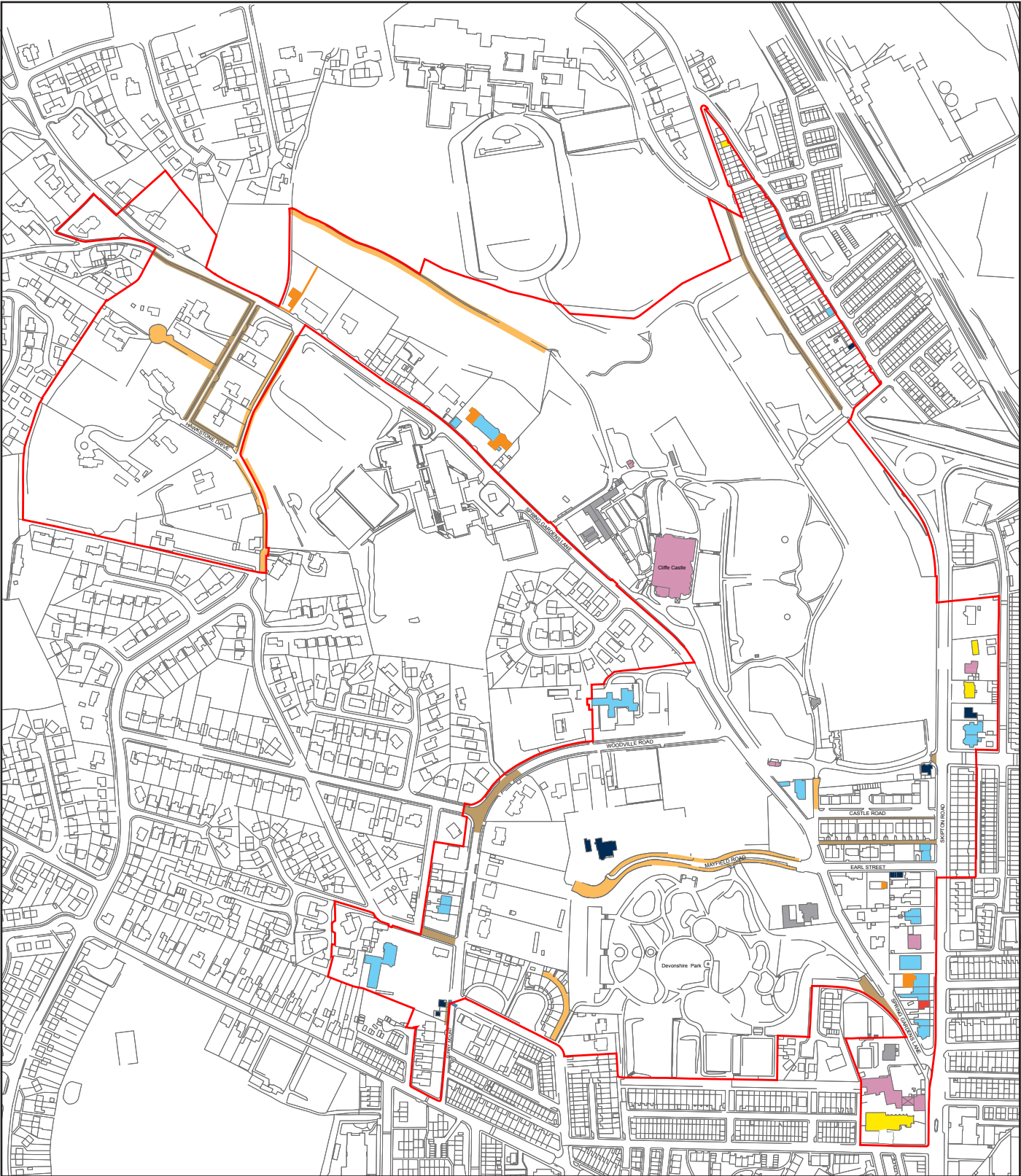
Key

	Conservation Area Boundary		Listed building
	Key open space		Key unlisted building
	Important tree(s)		
	Key view or vista		

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Devonshire Park & Cliffe Castle Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Other non-residential building		Stone sets / flags
	Retail / mixed use building		Residential		Un-surfaced / partially surfaced
	Commercial building		Vacant building / floor space		Tarmac / concrete
	Place of worship / religious		New development		

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

Changes affecting the Conservation Area

New Development



The detached house at **300 Spring Gardens Lane** was built in the garden of the neighbouring Green Gables. The new dwelling is considered to have had a negative impact on the character and appearance of the conservation area due to its design and the hard nature of the space in front of the house.

NEGATIVE CHANGE

New infill development should attempt to maintain the open and green aspect of the conservation area, and be of a high quality design which complements the historic buildings.

The permitted dormer windows at **178, 180, 190 and 192 Skipton Road** have all had a negative impact on the skyline and street scene of the conservation area.

NEGATIVE CHANGES

The roofline of long terraces such as those along Skipton Road are very important to the area's character and appearance. New dormer windows should be of an appropriate size, form and materials and located at an appropriate place on the roof if they are to maintain the character of the conservation area.



The various permitted extensions to **Herncliffe Nursing Home** on Spring Gardens Lane have had a negative impact on the character and appearance of the conservation area, as the parent building is now overwhelmed by the number and size of side and front extensions built at different times.

NEGATIVE CHANGE

The piecemeal, gradual extension of a historic building in a manner which is not complementary to the original building can have a significant impact on the street scene. Decision makers should give more consideration to this when determining planning applications.



A rear extension to the dispensary at **141 Skipton Road** has had a neutral impact on the character and appearance of the conservation area, as it is clearly modern in character and is not particularly prominent from the public highway.

NEUTRAL CHANGE

Permitted external works, namely replacement windows and doors and stonecleaning for the conversion of **Finedon Villas**, Woodville Road have had a negative impact on the character and appearance of the conservation area.

NEGATIVE CHANGE

The detailing of buildings is crucial to the special interest of conservation areas. When determining planning applications, the impact of external alterations on the conservation area should be given greater consideration.

Boundary

The appropriateness of the conservation area boundary in Devonshire Park and Cliffe Castle will be assessed during 2007-2008 and any changes thought to be necessary will be consulted on and reported to the relevant committees as appropriate.

2007-2008

Buildings

The following building has become vacant since the publication of the Conservation Area Assessment: **Mayfield House**, Mayfield Road

NEGATIVE CHANGE

The following building was vacant when the Conservation Area Assessment was written and remains vacant: **The Lodge to Cliffe Castle**, Skipton Road.

CONCERN

The prolonged vacancy or underuse of these buildings makes their longer term future uncertain, and presents an atmosphere of neglect in the place. The conservation area would benefit if these buildings were returned to use.

Trees and Open Space

No trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment.

NO CHANGE / POSITIVE



Works to Highways

At the junction of **Sunny Mount and Woodville Road** there are steel posts in place to turn Sunny Mount into a dead end street and prevent 'rat running'. Some of these posts were knocked down and the use of Sunny Mount as a 'rat run' resumed. The missing posts were replaced with concrete bollards. Neither the steel posts nor the concrete bollards contribute to the character and appearance of the conservation area.

NEGATIVE CHANGE

Traffic management solutions need to consider the wider character and appearance of the conservation area. Improved dialogue between the Highways Section and the Design and Conservation Team is needed.

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.

Whilst very few are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate dormer windows and modern porches. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties will be made available.



Negative Impacts



Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2006-2012
2	Improved communication between Council officers and key stakeholders in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, highway materials, and the parks and other open spaces in Devonshire Park and Cliffe Castle	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As resources permit
4	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate. 	2006-2012 as resources permit
5	Preserve and enhance features and details that contribute to the character of Devonshire Park and Cliffe Castle	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to be published by the Design and Conservation Team in 2007. • Design and Conservation Team to consult the community with regard to introducing and Article 4(2) Direction in the conservation area 	Review guidance periodically 2006 - 2012
6	Monitor Planning Applications to add value to the historic environment	Design and Conservation Team to work more effectively within the wider planning department.	Continual
7	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
8	Retain important trees	Liaison between Design and Conservation Team and Trees Team	Continual
9	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Devonshire Park & Cliffe Castle Conservation Area every five years in line with Best value Indicator 219a	Review by February 2012

The first part of the paper discusses the importance of the research and the objectives of the study. It then moves on to a literature review, which provides a background on the topic and identifies the gaps in the existing research. The methodology section describes the research design, data collection, and analysis. The results section presents the findings of the study, and the conclusion summarizes the main points and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of good research practice. The data was collected from a representative sample of the population, and the analysis was carried out using appropriate statistical methods. The results of the study are presented in a clear and concise manner, and the conclusions are based on the evidence gathered.

The findings of the study have important implications for the field of research, and they provide valuable insights into the issues being studied. The research also highlights the need for further investigation in this area, and it offers suggestions for how this can be achieved.

In conclusion, the research has shown that there is a need for further investigation in this area, and it has provided valuable insights into the issues being studied. The findings of the study have important implications for the field of research, and they provide valuable insights into the issues being studied.