



# ***Eldwick Beck***

## CONSERVATION AREA ASSESSMENT

December 2009

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# Acknowledgements

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The Design and Conservation Team would like to thank:

- Allan Mirfield for allowing images from his books 'Eldwick a Village Oft Removed' and 'Eldwick in Times Past' and for volunteering his time and local knowledge in helping the proposed boundary to be produced.
- Residents who responded and provided feedback in relation to the idea of designating a conservation area at Eldwick Beck in response to the Council's consultation in June / July 2006.

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Stile and steps at Spring Lane



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# 1. Introduction

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## 1.1 What does Conservation Area Designation mean?

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

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

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

The City of Bradford Metropolitan District Council has prepared this assessment of Eldwick Beck Conservation Area in support of the formal designation of a conservation area at Eldwick Beck. The production of this Assessment aims to:

- Clearly define and record the special interest of all of the conservation area, to ensure that there is a full understanding of what is worthy of preservation;
- To make certain that designated boundary accurately reflects what is perceived to be of special interest and that the boundary is readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of the conservation area and put forward proposals for its enhancement.

This document will provide a framework for the controlled and positive management of change in Eldwick Beck Conservation Area and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

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

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### 1.3 Eldwick Beck Potential Conservation Area

Following a suggestion from residents who thought that a conservation area should be designated at Eldwick Beck, the area was assessed for potential conservation area status by the Design and Conservation Team in 2006.

The Team concluded that there was sufficient special architectural and historic interest at Eldwick Beck to make conservation area designation appropriate. Consultation with residents at Eldwick Beck for potential conservation designation found strong support in the local community for designation. This assessment has been prepared as a result of the response received from the community.



*Former almshouses at the heart of Eldwick Beck*



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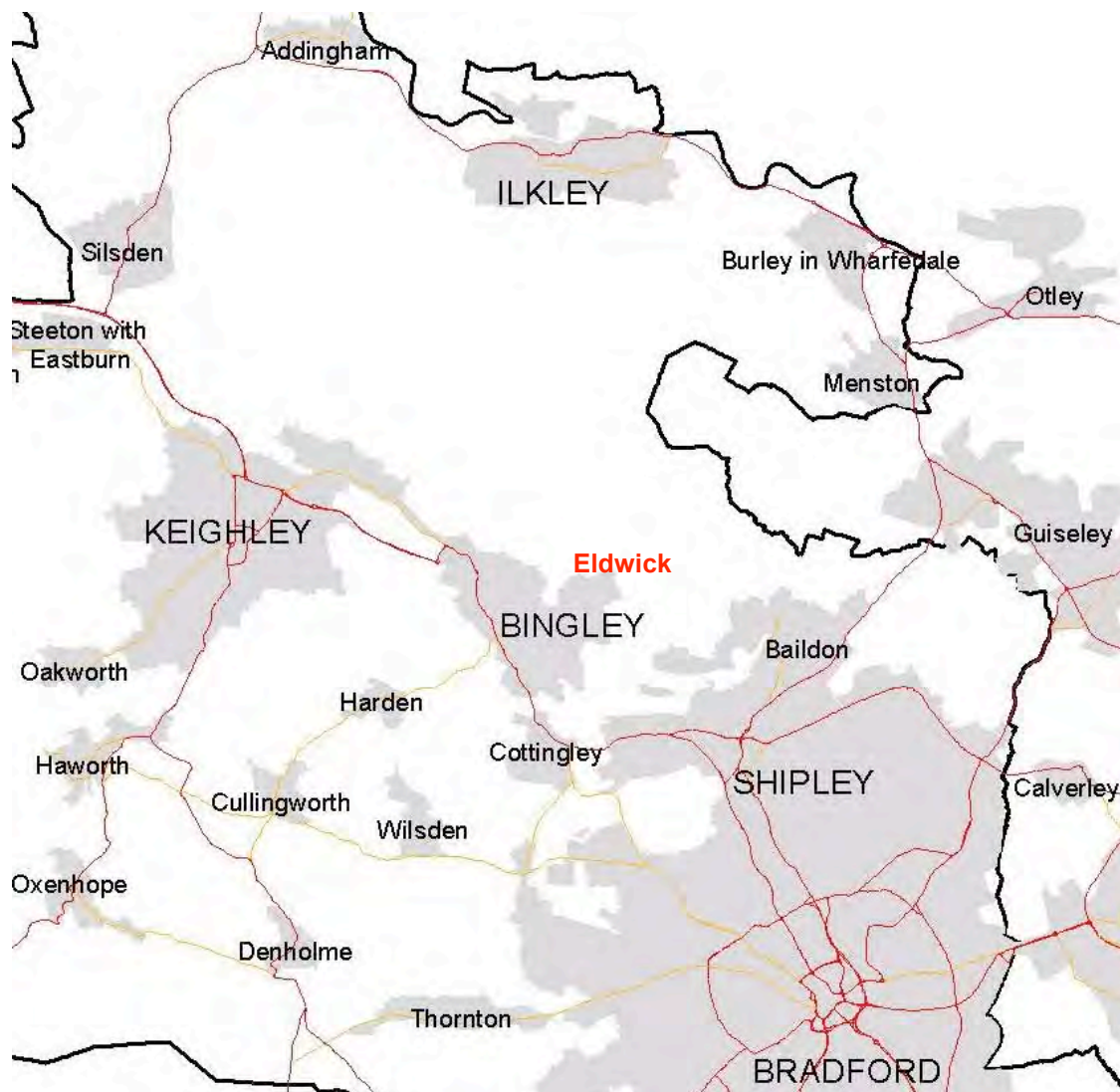
## 2. Location and Population

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Eldwick Beck is situated in the small valley of Loadpit Beck on the threshold of the built up area of Eldwick (a suburb of Bingley) to the southwest and the open countryside which leads to Baildon Moor to the east and Bingley Moor to the north.

Bingley town centre is just over 2km to the southwest of Eldwick Beck, and Baildon village centre is some 3km away as the crow flies, at the other side of Baildon Moor. Shipley Town centre is 3km to the southeast, and beyond it, central Bradford is some 8km away from Eldwick Beck.

Estimates place the present population of the area covered by the conservation area at around 100. This population generally matches the general profile of the District, apart from there being a much lower portion of people aged 20-39 (19% at Eldwick Beck compared to 30% for the district) and a higher proportion of people aged 40-64 (40% at Eldwick Beck compared to 26% across the district as a whole).





*Eldwick Beck in c.1850. The hamlet's industrial era is in full swing with Eldwick Beck Mill (manufacturing worsted cloth) and its mill pond at the heart of the village, while the banks of Loadpit Beck are lined with stone quarries. Even with all this activity settlement itself is very small. The farms along Spring Lane are on the map, as are the former almshouses at Eldwick Beck. Note the Wesleyan Methodist Sunday School, which was on site some 40 years before the church.*



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## 3. Origin and Historic Development

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### *Summary of Origin and Historic Development*

The historic significance of the area can be judged by the extent of the survival of buildings and spaces that testify to past ways of life in the village, such as the built form, its layout and details. The quality of what has survived naturally has a bearing on its level of interest. The following summarises the factors that make Eldwick Beck Conservation Area of historical interest:

- The area was initially no more than a bridging point over Loadpit Beck, with no permanent settlement around it.
- The enclosure of the land around Eldwick Hall was enclosed in the late 16<sup>th</sup> century. Eldwick Spring Farm, originally established in 1588 dates from this time. At this time the only building on the valley floor was the medieval Old Corn Mill upstream from Eldwick Beck.
- The cottages at 1-5 Eldwick Beck were originally built c.1650 to provide accommodation for the poor of Bingley Parish. They remained in township ownership for over 200 years.
- The establishment of Eldwick Beck Mill in c.1800 gave Eldwick Beck a focus and created impetus for new development. Cottages were built to house workers as were a Wesleyan Methodist Chapel and Sunday school, a pub (The Acorn), a general store (Bridge House), an inn and grocer's (the former Traveller's Rest).
- In 1861 the plain of land to the south of Eldwick Beck was enclosed and was gradually developed for suburban housing. Eldwick Beck gradually lost its status as the focal settlement in the area. The construction of Eldwick School (c.1877) and the present Methodist Chapel (1888) were followed by the closure of Eldwick Beck Mill, which saw the focus for new facilities and businesses shift up Otley Road and into the suburbs.

The Eldwick Beck / Loadpit Beck valley was formed by the retreating Aire Valley glacier at the end of the Ice Age. 'Bloomeries' alongside Eldwick Beck opposite Saltaire Road are probably where Late Bronze Age axes were cast. These axes were more than likely used to clear the land for agriculture, though little other evidence has been found of a permanent settlement on the site of the present day settlement.

The large 'plain' to the north of Eldwick Beck was settled and farmed by the Anglo Saxons, centred on a manor house pre-dating Eldwick Hall. The area was, however, named by Viking settlers. The earliest recorded name for Eldwick is *Helguic*, an 8<sup>th</sup> century Old Norse meaning '*Helgi's dairy farm*'. Eldwick was in the Wapentake of Skyrack, one of the three Ridings established by the Danes.

The nearby natural stream of Rawson Dyke was made straight and given earthwork-like banking by the Vikings. This was to protect the adjacent fields from flooding as well as form a clear boundary to the Wapentake of Skyrack. The Domesday Survey of 1086 records *Helguic* (Eldwick), Cottingley, Micklethwaite, Marley, Harden and part of Baildon were part of the 'soke' (outer or dependant area) of the Manor of Bingley. By this time the common field established by the Saxons had been reduced to 'waste'. In all Eldwick covered c.120 acres.

Rievaulx Abbey and others were granted land at Faweather and Golcar in the 12<sup>th</sup> century. By the early 14<sup>th</sup> century Drax Priory, which had holdings at Priestthorpe, had received many gifts of land from donors in Priestthorpe, Bingley, Micklethwaite, Eldwick and Faweather. Around the same time the Knights of St John drew rent from properties in Eldwick, among others around Bingley.

In the late 16<sup>th</sup> century the fields and farms of Eldwick, which were surrounded by unenclosed moorland, were enclosed and shared out between a number of owners. The earliest deeds to some of the farms near Eldwick Beck date to this time: **Eldwick Spring Farm** dates to 1588 and **Glovershaw** to 1610. *Helwick* (or High Eldwick / Eldwick Crag) and Faweather were the principal

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settlements in Eldwick, but were still no more than hamlets. Indeed, as late as 1775 Jeffery's map of Yorkshire shows Hellwick, Faweather, Eldwick Hall and The Height as settlements, but no settlement or buildings at Eldwick Beck.

The site of Eldwick Beck was nonetheless an important through route, with a bridging point over Loadpit Beck leading to route linking Bingley and Airedale with settlements in Wharfedale, over the well drained moorland. Key early routes were Otley Road and Spring Lane, as they are today, with the Green providing a route up Loadpit Beck valley. The section of **Spring Lane** running from Eldwick Beck to Glovershaw was repaired and widened to 7-8 yards in 1777, suggesting it was a route of some importance, perhaps used by packhorses.

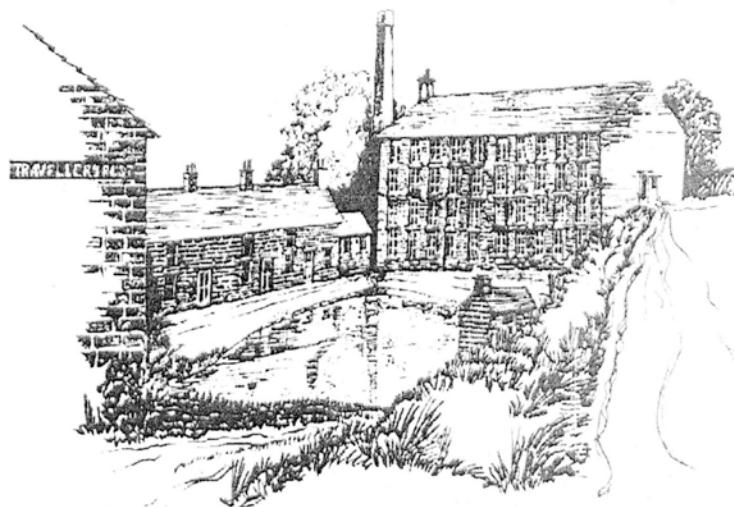
The **Old Corn Mill** is possibly the first building to have been established on the valley floor, as there is evidence of a medieval dam structure, significantly predating the 18<sup>th</sup> century structure. The Old Corn Mill was water powered, with a snaking dam behind. For a time, the mill was also used for scribbling (the processing of raw fleeces), but resumed use solely as a corn mill in 1828, at which time a house named *Two Crofts* was built adjoining the mill. After 1845, the corn mill use ceased and the miller was a farmer of 22 acres. The Corn Mill estate was purchased by Joseph Dean, a Bingley linen and woollen draper, in 1861.

Cottages at *New Row*, which were possibly associated with the **Old Corn Mill** during its time as a scribbling mill, were built c.1800. The cottages occupied a site at the junction of The Green and Tewitt Lane. In 1828 there were five cottages and two barns, with later conversion resulting in there being 10 back-to-back cottages at the site. In 1841 *New Row* contained five families (23 people), all of whom were employed as woolcombers or worsted weavers, more than likely at *Eldwick Beck Mill*. By 1851 there were 69 people living at *New Row*, but by 1861 there were 32 people living in the four occupied cottages. In 1864 all ten cottages were bought by James Tweed, Bradford Temperance Hotel Keeper, by which time only two cottages were occupied, and the rest derelict. *New Row* was demolished c.1915, and the house **Beck Cottage** built slightly forward of the original site c.1970.

In the 17<sup>th</sup> century Eldwick, Priestthorpe and Gilstead were part of the Micklethwaite 'hamlet', one of the four 'hamlets' of the parish of Bingley (Bingley, Morton and Harden being the other three). The Poor Law Act of 1638 meant that parishes were bound to apprentice the children of paupers or provide housing for the poor of the parish. In c.1650 three cottages were built for such purposes at Eldwick Beck (**1-5 Eldwick Beck**) and remained

in possession of the Township for over 200 years. According to the 17<sup>th</sup> century records, the rent for these cottages was let according to the poverty of their occupants.

*Eldwick Methodist Society* formed c.1760-65 and was visited by John Wesley in 1766 at Toils Farm. Wesley continued to visit Eldwick until 1784. A Wesleyan Methodist Chapel was built at High Eldwick in 1815, and a **schoolroom** to service the growing population at Eldwick Beck in 1832. The site was donated by local landowners the Crompton Stansfields. The Johnsons of Brick Kiln, Otley Road were the stone masons, and with the voluntary labours of other residents, the cost of the schoolroom was £10. This schoolroom also served as a day school until 1877, with the opening of **Eldwick School**, Otley Road. Samuel Frankland of Eldwick was the first teacher and scholars paid 2d a week. At their height Eldwick's two 'Sabbath schools' had 62 pupils and 15 teachers. In 1888 a new **Wesleyan Methodist Chapel** was built alongside the schoolroom. John Bruce of Eldwick prepared the plans, the Wildman family supplied the local stone and carried out the construction. The total cost was £700.



*Eldwick Beck Mill as it would have appeared. The mill and chimney are long gone and the pond in front of the mill has been filled in, but the cottages (10-18 Eldwick Beck) remain. Source: Allan Mirfield (2003) 'Eldwick: A Village Oft Removed'*

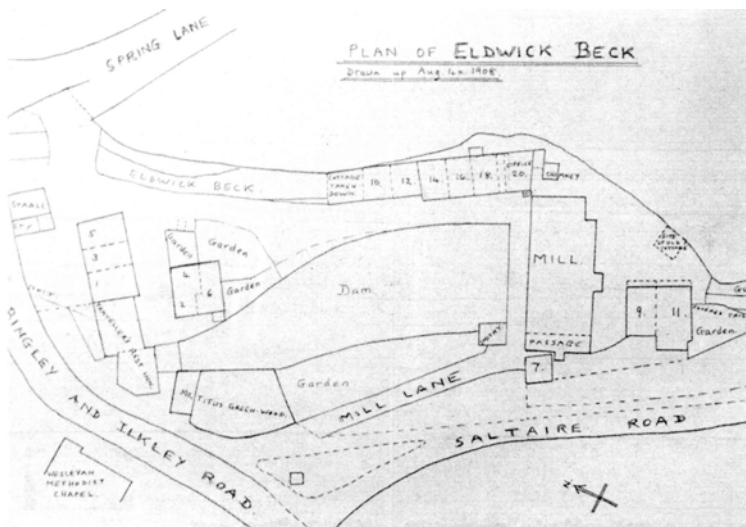
Thomas Green, a local yeoman, built a worsted spinning mill, *Eldwick Beck Mill*, powered by waterwheel on his croft at Eldwick Beck in 1800. It was the second mill to have been built in the Parish of Bingley and was large for a mill of its age: four storeys in height, stone built, with iron from *Low Moor Ironworks* supporting the floors. In all, the mill cost £5,200 to construct and fit out. By 1822 Green was imprisoned due to non-payment of debt. Nonetheless, the mill continued to operate, with a



steam boiler fuelled by Baildon Moor coal installed in 1830 to provide auxiliary power to the waterwheel. *Eldwick Beck Mill's* employees lived in nearby cottages, or further up the Beck or as far afield as Morton. When the mill was sold in 1831 its particulars mentioned the contents: machinery for weaving, finishing and spinning. Gas lighting was installed in later years and for a time cotton was spun as well as wool. Jeremiah Ambler and Sons of Bradford occupied the mill in its later years, prior to its purchase in 1870 by the Shipley Local Board which needed the water for Graincliffe Reservoir. The mill's industrial use ceased in 1888 and following an abandoned plan to use the building as a small pox hospital, the complex remained empty. The mill was eventually demolished in 1954 and its stone used to construct Eldwick Memorial Hall.

It is unclear when and why quarrying ceased at Eldwick, but it may have some connection with the enclosure of the land to the west of Eldwick Beck in 1861. Certainly by the time the 1980 Ordnance Survey was undertaken, all local quarries had ceased operating and were becoming vegetated. Indeed, the all of the high status Victorian and early 20<sup>th</sup> century homes in the conservation area along Saltaire Road have been built in the former quarries, which in their rugged, overgrown state provide an attractive and unique setting.

High Eldwick / Helwick / Eldwick Crag was the principal settlement in Eldwick, but declined over the course of the 19<sup>th</sup> century as industrialisation created a core of population and activity at Eldwick Beck. It was stated in 1889 that c.40 houses were pulled down at Helwick over the preceding 50-60 years. Eldwick Beck is quoted as containing 'a mill, twenty cottages, a Sunday school, two pubs and a blacksmith's shop' and was very much a self-contained industrial hamlet. The 1841 Census records 13 dwellings containing 54 people at Eldwick Beck.



A 1908 plan of the Eldwick Beck Mill site  
Source: Allan Mirfield (1986) 'Eldwick in Times Past'

**10-18 Eldwick Beck** housed some of the employees of Eldwick Beck Mill, and was originally built after 1850. In 1900 two cottages and a house were destroyed by a flood. These were probably sited slightly upstream from 10-18 Eldwick Beck, which were later condemned as unfit dwellings.

Quarrying was an important local industry for a great deal of the 19<sup>th</sup> century. The Ordnance Survey published in 1852 shows that an extensive area to the west of Saltaire Road was being quarried, virtually from the junction with Otley Road southwards. A smaller quarry on the site of what is now Pennygate meant that Eldwick Beck Mill and Loadpit Beck were for a time sandwiched between working quarries. Another quarry on the opposite side of Saltaire Road is now the site of a business unit and it is presumed the small bridge over Loadpit Beck was constructed to provide access to the quarry.



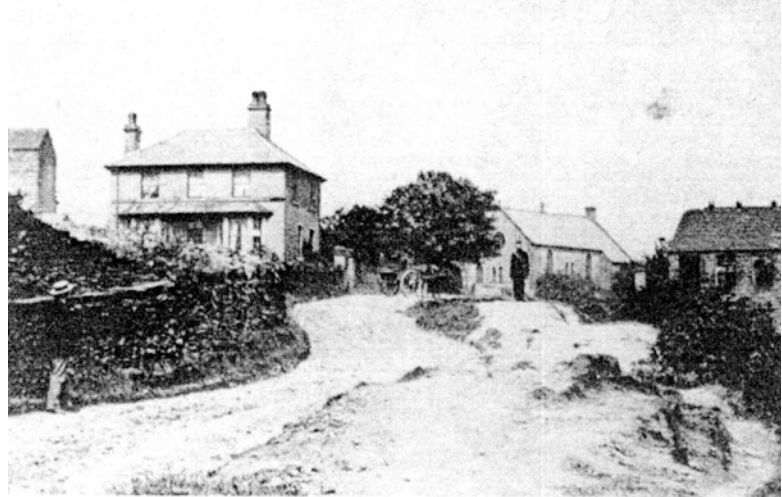
The Acorn Inn.  
Source: Allan Mirfield (1986) 'Eldwick in Times Past'

The **Acorn Inn** was established c.1820 and was a fully licensed inn, with accommodation for guests and lodgers. Navvies working on the nearby reservoirs in 1841 lodged here. **The Green** was previously called *Commons Lane*. 9 *The Green* was a single storey cottage built c.1800, which during the 1939-45 War, was used as the base of the local Home Guard. The building has since been demolished. *The Traveller's Rest* (c.1800) was a beerhouse, rather than an inn, but like many other beerhouses, it accommodated another use, in the case a grocer's. A brewhouse was added in 1860. *The Travellers Rest* closed in 1927. **Bridge Cottage** was a general store and by c.1900 housed the *Beck Café*. Wooden refreshment rooms were provided in the rear to **The Green** for weekend visitors walking up the glen.

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In 1861 the vast swathe of unenclosed moorland between Eldwick Beck and Gilstead was divided into plots and enclosed. However, the purposes of the enclosure were not for agriculture, but rather for housing development. The area developed in a piecemeal fashion with the occupants ranging from wealthy members of the middle classes escaping the built up areas of Bradford, Shipley and Bingley, to local people of more limited means who built simpler houses on their plots. In general houses were built in large plots, with gardens used for market gardening. 132 Otley Road, and the detached houses along Saltaire Road are examples of the suburban housing built on the 1861 enclosures. As this area was gradually developed and became more populous, it acquired the name 'Eldwick' as far as residents and visitors were concerned, with the area which is now the conservation area becoming known as 'Eldwick Beck' or Eldwick Beck Bottom'. The focus of the settlement shifting up the valley is evident by the building of St Lawrence's Church (1893), a parade of shops (1920s) and the Village Hall (1950s) among the suburban houses rather than near the older development on the valley floor. **Otley Road** was widened in 1937. A bus service along the road meant that for the first time there was an alternative to walking from Eldwick to Bingley. This service was primarily to serve suburban Eldwick and Gilstead, rather than the older settlement at Eldwick Beck.



*Hunterscombe is one of the earliest villa type houses on Saltaire Road, which became a prestigious place to live as a result of the enclosure of the moorland between Eldwick and Gilstead in 1861.*

*Source: Allan Mirfield (1986) 'Eldwick in Times Past'*

**Eldwick School** opened c.1877 and was built by the School Board, with responsibility handed over to West Riding County Council by 1904. The school was altered and extended in 1938 to give it its present appearance. The school roll during the 1930s and 1940s was c.100. The school was recently converted to three dwellings.

**Eldwick War Memorial** was built in the 1920s using stone from Gilstead Moor Quarry and occupies a prominent location in the village.



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## 4. Topography and Setting

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### ***Summary of Topography and Setting***

The location of Eldwick Beck contributes greatly to its form and character. The unique attributes of Eldwick Beck topography and setting are:

- The heart of the conservation area is set at the bottom of Loadpit Beck valley. The precipitous slopes to either side helps to disguise the village's location on the suburban fringe of Bingley and give the conservation area a self contained character.
- To the north, and east the setting is generally open green fields with some farm buildings and commuter dwellings. On the whole this element of the village's setting predominates and helps to give the conservation area a rural character.
- There are important views across the valley. From Spring Lane and Saltaire Road, the edge of Bingley is concealed by the steep slope which was formerly a quarry face, and the mature trees which have colonised the former quarries and the suburban edge of Bingley.

Eldwick Beck's location on the fringe of the built up area of Bingley gives it an attractive and varied setting, while the topography of Loadpit Beck valley helps to give the village a self-contained feel and makes for important views and vistas across Eldwick Beck.

The glacial valley occupied by Loadpit Beck effectively cuts a fairly narrow trench through the gently sloping plains of land to the north and south. The gradient is such that between the Village Hall, which is virtually on the flat of the southern plain, and the Beck some 250 yards away the ground level drops some 20m, causing the route of Otley Road to take curve towards the contour to make the climb out of the valley less steep. The northern side of the valley has a slightly steeper slope, though Spring Lane runs with the contours rather than against them to provide a route which gently climbs away from the valley floor.

The topography and character of the conservation area's setting mean that from the bridge, the mill site, The Green and Saltaire Road, much of the suburb which forms the conservation area's south-western setting are barely visible due to the precipitous nature of the valley side, the low density



*A view over Eldwick Beck Valley from Spring Lane. The edge of the rural fields to the east and southeast of Eldwick are visible in the foreground, and a combination of tree cover and topography conceals the suburban edge of Bingley / Eldwick from view.*

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of development and the screen provided by the dense tree canopy. In contrast, the open fields to the north are visible from all over the conservation area. These two factors help to give the conservation area a self contained character and a feeling of being in a rural location rather than a semi-rural one due to the way the edge of suburban Bingley disappears from view and the open countryside dominates views.

Even the north side of the valley, which faces suburban Eldwick maintains a strongly rural character. Views along Spring Lane and to the north are united by the sight of fields and farms. Looking over Loadpit Beck valley towards the edge of Bingley does provide evidence that an urban area is nearby, but even these views are dominated by the presence of mature trees and greenery rather than buildings.

Following the valley up The Green, the conservation area is bounded by open fields, with the edge of Bingley more or less completely hidden from view by the topography. This aspect of the conservation area's setting helps to give it a rural feel.

Heading in the opposite direction and following Loadpit Beck downstream, the Beck effectively acts as a boundary between the built up area to the east and the countryside to the west. To the south of the conservation area, the eastern side becomes more rugged and rural in character, while on the western side, the housing density increases slightly and the older houses become more interspersed with modern dwellings. The former quarry works to the west of Saltaire Road means that the backdrop to the conservation area is the very steep former quarry face, which has become colonised by trees and other vegetation, which gives this area a sense of being removed from the rest of the suburb.

To the west of the river crossing and following Otley Road towards Bingley, there is a definite shift from a rural character to a suburban one, with the stone built traditional houses of the conservation area different from the later suburban housing in terms of their materials, detailing, massing, set back distance from the road, and boundary features. The Old School House announces the edge of the conservation area when approaching from Bingley.

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*This aerial photograph, taken in 2006, shows how in most directions, the setting and prospect of Eldwick Beck is predominantly open and rural. The only exceptions are the suburban areas to the southwest and at Pennygate off Spring Lane, but even in these areas development is at a low density and contains mature tree cover.*



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## 5. Traditional Building Materials

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

The building materials used in the conservation area form a key component of its overall unity, these are:

- Local sandstone for buildings. The colours of stone vary from a light creamy colour to a darker brown.
- Stone slate for roofs.
- Local sandstone for boundary walls. .
- Timber for panelled doors and sash windows and some gutters
- York stone for the limited areas of flagstone and setts.

Near the floor of Loadpit Beck valley there were significant areas of winnable stone. It is unclear when the quarrying of the valley to either side of what is now Saltaire Road began, but certainly by the mid-19<sup>th</sup> century there were significant areas of quarrying to the south of Otley Road to either side of Eldwick Beck Mill, continuing some way south on either side of the valley (see map on page 6). It is highly likely that this local source of stone was used to construct the buildings that make up the conservation area.

Buildings of all ages and function were built from the same deeply coursed 'bricks' with slight variations in the course depth which is more pronounced in the older buildings. The oldest buildings in the conservation area (such as 1-5 Eldwick Beck, 19-20 Paddock Road) exhibit more irregularly shaped 'bricks' which contrast with the more rectilinear shape of 'bricks' used for later buildings. The stone is generally pitch-faced, with a hammer dressed finish to reveals and mullions. In buildings from the second half of the 19<sup>th</sup> century onwards, the decorative stonework and heads and

cills have a very smooth, regular finish, with some buildings, like Hunterscombe faced with well dressed stone to give the walls a planar appearance.



*Traditional natural building materials: coursed stone, stone roof slates, traditional pointing and stone reveals and mullions. Note the quoins and irregular coursing of the stone; these are evidence of the building's age.*

Fortunately very few buildings have elevations which are fully or partially rendered or painted over and few elevations have been pointed with whitish or greyish hard cement mortar. Inappropriate alterations such as these can drastically alter the appearance of a building and undermine its group value when seen alongside other stone buildings. The use of stone is one of the most strongly unifying features of the buildings in the conservation area and its importance to the character and appearance of the area cannot be ignored.

Stone slate is used as a roofing material throughout the conservation area and harmonises with the colour and the texture of the stone used for the structures and walls. This material is reflective of the abundance of suitable stone for roofslates in the locality, and the fact that many of the buildings were

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erected before a cheaper, lighter material such as Welsh slate could be transported to Eldwick. The buildings erected in the second half of the 19<sup>th</sup> century onwards generally have Welsh slate roofs, a material with a texture that complements that of stone. Welsh slates, like stone slates are laid in courses which diminish towards the ridge, and this can be seen to decorative effect on the Old School House on Otley Road.

In a small minority of cases artificial roof materials have been used. The difference between these and the traditional natural materials is discernable and detracts from the group value of the buildings that make up the conservation area, and its sense of place.



*These traditional dry stone walls give a visually pleasing and consistent boundary to The Green. The dry stone detail harks back to the use of the land as a field before these houses were built.*

Boundary walls in and around Eldwick Beck are also constructed of local sandstone. Domestic boundary walls are made from large blocks of stone, whereas fields are bounded by dry stone walls. The stone boundaries generally retain their traditional character and appearance. Their tone and texture harmonises with that of the building elevations and roofs and contributes to the area's sense of place. The presence of dry stone walls, whether as field or domestic boundaries, makes a significant contribution to the area's rural, Pennine character.

Painted timber was traditionally used for windows, panelled doors and guttering. The oldest domestic buildings in Eldwick Beck, such as 1-5 Eldwick Beck

and Springs Farm, have narrow side hung casement windows, which are typical details before the sash window became the predominant window type in England over the 18<sup>th</sup> century. The majority of the window openings in the conservation area were built to accommodate timber sliding sash windows, of which only a minority remain.



*Timber sash windows and a four panel timber door at 136 Otley Road. These details make a particularly strong contribution to an otherwise quite plain façade.*

The insertion of windows made of synthetic materials and/or lacking the original detailing detracts from the individuality of the area and is incongruous with the traditional details and natural materials used elsewhere. This is exacerbated by the removal of mullions to some openings, which means they lose their original proportions.

Most doors would have traditionally been painted timber panelled doors, but as with windows, they are a feature which is frequently replaced with unsympathetic alternatives. Gutters are often moulded and are an interesting detail, although most iron downpipes.

The roadways and footways through Eldwick Beck are surfaced with tarmac and concrete. The few areas of stone flags and setts are on private property.



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## 6. Architectural and Historic Qualities of the Buildings

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### *Summary of Architectural and Historic Qualities*

The built form of Eldwick Beck Conservation Area reflects its agricultural origin and former function while traces of its brief period of industry survive still. Later suburban dwellings are part of a later era of development which adds to the area's interest. The factors underpinning Eldwick Beck's architectural and historic value are:

- Two Grade II listed buildings which are among the earliest buildings in the area: 1-5 Eldwick Beck which were first built c.1650 as almshouses by Bingley Township and Springs Farm, a substantial yeoman's farmhouse dated 1774.
- A mixture of building ages uses and functions from 18<sup>th</sup> and 19<sup>th</sup> century farm buildings along Spring Lane, former mill workers' cottages and former shops and pubs all from the 19<sup>th</sup> century around Eldwick Beck Bridge and the suburban dwellings built along Otley Road and Saltaire Road from the 1860s onwards, as well as a Wesleyan Church (1832 and 1877) and former school (c.1877).
- The majority of the buildings are in the local vernacular style. It is not until the second half of the 19<sup>th</sup> century that stylised architecture begins to appear, but even when it does the styles are restrained and such buildings are in a very small minority.
- All the different buildings are of their time and their original use and status is largely evident to this day.

Eldwick Beck contains a mixture of buildings dating from the 17<sup>th</sup> through to the 21<sup>st</sup> century which reflect the hamlet's agricultural history, role in the region's textile industry as an industrial village, with later areas of suburban development. The mixture of building type, size, age and orientation create

interesting juxtapositions which are testament to the piecemeal, organic development of Eldwick Beck and contribute to the unique character of the conservation area. The majority of the historic buildings are built in a vernacular style, that is to say built by local stonemasons to the specification of the intended occupant and executed using readily available local materials. This era of building predates the quick dispersal of architectural fashions and pretensions or the widespread use of certain motifs and as such any detailing or decoration to these buildings can be seen as the mason's art with limited influences and fairly basic building technology, though this does not necessarily imply that details cannot be intricate nor are the buildings poorly constructed. The survival of unaltered vernacular style buildings is rare and they are therefore valuable pieces of architecture and history.

There is also a significant number of stylised buildings in the conservation area which reflect changing architectural fashions as well as the status and aspirations of the people who built them. This is particularly evident in buildings such as the Wesleyan Methodist Chapel, and the villas along Saltaire Road and Otley Road.

Generally the hamlet can be seen as three broad eras of development: pre-industrial farmsteads along Spring Lane, an industrial village centred on the demolished Eldwick Beck Mill on the valley floor and Otley Road, and low density suburban housing along Saltaire Road.

Approaching the Conservation Area from the northeast along Springs Lane, the first building encountered is **The Springs**. It was originally a farmhouse, with its associated barn across the lane (now part of Meadowsweet Farm, see above) and was called *Eldwick Spring*. Since the mid-20<sup>th</sup> century The Springs has been a detached dwelling rather than a farmhouse, with boarding kennels for cats and dogs constructed in the garden. A

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historical photograph suggests that the house is Georgian in origin, most likely built c.1800-1810.

The modernisation of the house and the development of its garden as a kennels and cattery have impacted its character. The principal elevation of the house originally faced onto Spring Lane, with a central plain stone doorway which has since been removed and the void bricked up. The Regency style 3-over-3 pane sash windows have been removed and replaced by uPVC top opening windows. The commercial use of the site has occasioned the removal of part of the wall to the west of the house to allow access and parking for clients, etc. on to an open area of hardstanding, harming the street scene. Nonetheless the house can still be seen as a house which carried some status in the village and retains uncleaned stonework and a stone slate roof.

Downhill from the Springs, 19-20 Paddock Lane Road, Spring Farm and Spring Cottage form an attractive group of buildings which was once a farm. **Spring Farm** is initialled *BF* and dated 1772 and is a Grade II Listed Building. There is reference to an *Eldwick Spring Farm* having deeds dated 1588, a date shortly after the enclosure of the area to the north of Eldwick Beck. However it is unclear whether this refers to Spring Farm or The Springs, which was formerly called *Eldwick Spring*. **Spring Cottage** was built in the 1920s.

The farmhouse and cottage retain much of their traditional character appearance. The dwellings share a stone slate roof with corniced stone chimneys. The quoined extent of the original farmhouse is clear, while the change in the coursing of the stonework and the different stone to the lintels and cills of Spring Cottage are further giveaways of the c.150 year age difference between the two. The farmhouse and cottage both have slender four-light and two-light mullioned windows. The dwellings are fronted by gardens which are bounded by a traditional stone boundary wall.



*Spring Farm and Spring Cottage (Grade II Listed). The deeds of the farm date back to 1588 and the present building is dated 1772.*

The large former barn at **18-20 Paddock Lane** probably dates from the late 18<sup>th</sup> or early 19<sup>th</sup> century. The barn was converted to two dwellings within the last 15 years. The barn has been sensitively converted and retains much of its original character. Its long stone slate roof is interrupted on its front elevation only by a velux window, while the elevation is still dominated by the large, segmental arched cart entrance with quoined jambs and projecting impost and keystone. The two pitching holes to what was probably a hayloft have been retained and, like the cart entrance, sensitively glazed. The other openings, which were created as part of the conversion are sympathetically designed, with the same plain stone surrounds as the pitching holes, a random layout, appropriate proportions and traditional style windows and doors. The gardens of 18-20 Paddock Lane are bounded by traditional dry stone walls.



*18 to 20 Paddock Lane (key unlisted building). Probably dating from the late 18<sup>th</sup> or early 19<sup>th</sup> century, this was originally the barn to Spring Farm and is now two dwellings.*

Across Spring Lane from the Spring Farm group is **Huntsmans Cottage**. The site was part of a larger open field until the 1920s, when a small cottage (referred to on the 1956 OS Map as *The Kennels*) with a different footprint to Huntsmans Cottage was built on the site. This cottage may well have been built in conjunction with the beagle kennels which were built at around the same time at what is now Pennygate. The site was redeveloped at some point prior to 1992 and the existing dwelling built on the site.

Although modern, the use of local reclaimed natural materials and a convincing vernacular style of architecture, make Huntsmans Cottage appear to be at first glance a much older building. The main body of the house is two storeys in height, stone built, and has a stone slate roof. The walls are



horizontally coursed stone, irregular depths to the courses. The windows are single or mullioned pairs of 2-over-two pane sash windows with projecting cills and quoined jambs. The doorway has a segmental arch head, which, like the quoined jambs, has a chamfer. An integral stone built stone roofed garage stands at right angles to the house, and there is a traditional corniced stone chimney at the join of the house and garage. The garage opening is made less prominent by an open veranda style area supported by what look like railway sleepers. The house is fronted by smoothly laid stone flags, with setts and stone kerbing at the entrance to the drive. The property is bounded by traditional dry stone walls.



*The materials and detailing of Huntsman's Cottage (key unlisted building) blurs what is new and what is old to create a characterful vernacular style building.*

Further downhill, on the valley floor are the cottages at **10-18 Eldwick Beck**, now two houses known as **The Cottage** and **Old Mill House**. Despite their close association with *Eldwick Beck Mill*, this former row of cottages was not built until shortly after 1850, as there is no trace of the terrace on the Ordnance Survey published in 1852. It appears that the terrace originally consisted of six dwellings plus the mill office at the southern end of the terrace. The northernmost three cottages were slightly shallower than the other four and were set slightly further back from the roadway. Built straddling *Eldwick Beck*, the cottages were for a time condemned as unfit dwellings. The mill office was torn down with the adjacent *Eldwick Beck Mill*, while the remaining cottages have been consolidated to form the present two large houses. Two thirds of *The Cottage* (10-12 *Eldwick Beck*) has been extended forward so that it is now flush with the front elevation of *Old Mill House* (14-18 *Eldwick Beck*).

The dwellings retain some semblance of their original incarnation as a row of cottages, though this is harmed to some extent by the number and nature of alterations that have taken place. The terrace retain a long stone slate roof, which is regularly studded by corniced stone chimneys, though the

front extension to *The Cottage* appears (from a distance) to be roofed in lead or zinc sheeting. The stonework is uncleaned and there is a fairly regular fenestration which helps to reinforce the original appearance of the terrace. However, the creation of three large picture windows at ground floor and the use of modern style uPVC windows throughout have harmed the appearance of the dwellings. The design and materials of the single storey porch and side extensions is in keeping with the original building. The northern section of *The Cottage* has been rebuilt and a two storey extension added to the rear. The forms and use of natural stone and stone slate is in keeping, through the windows of the prominent rear elevation are out of scale with the original openings on the elevation.



*10-18 Eldwick Beck, although altered and now two dwellings, were built as a terrace of workers' cottages associated with Eldwick Beck Mill and they still from a distance look like a terrace due to the regular rhythm of chimneys and openings.*

Across the former site of *Eldwick Beck Mill* from 10-18 *Eldwick Beck* is **Lilac Cottage**. It is unclear when *Lilac Cottage* was built. It appears to have been built as a pair of cottages not long after the completion of *Eldwick Beck Mill*. It might have been a mill master's dwelling (at auction *Eldwick Beck Mill* was described as including 'a *substantial dwelling house*') which was later subdivided into two cottages. By 1908 the building was two dwellings, 9-11 *Eldwick Beck*, though the Ordnance Survey does not record this division. After 1956, the building is definitely a single unit called *Lilac Cottage*. The site of *Eldwick Beck Mill* now forms part of the garden to *Lilac Cottage* and *Old Mill House*. For the same reasons, little of *Lilac Cottage* can be seen from a public highway. The house retains full height corniced chimneys and uncleaned stonework, though the roof is clad in clay tiles.

Built as *The Travellers' Rest* c.1800, **142 Otley Road** was a beerhouse, rather than an inn, but like many other beerhouses, it accommodated another use, in the case a grocer's (in **144 Otley Road**). A brewhouse, which appears to have stood to the immediate southwest of 142 *Otley Road* was added in 1860. *The Travellers' Rest* closed in 1927 and it appears that the brewhouse was demolished at the same time. 142-144 *Otley Road* retains a general vernacular character, but unsympathetic alterations

have harmed their interest. The buildings step down the incline, making their stone slate roofs and corniced stone chimneys particularly prominent from the road. However, the full width dormer window to the rear of 144 Otley Road has a negative impact on the terrace as a whole. Similarly, the half rendering and painting of the Otley Road elevation of 144 Otley Road has a strong negative impact on the terrace as a whole. Both houses have inappropriate uPVC windows, and 142 Otley Road has a large uPVC conservatory extension which is prominent from the road.



*142 and 144 Otley Road were once the Traveller's rest: a beer house and grocer's respectively serving both through traffic and the workforce of Eldwick Beck Mill. Alterations such as the new front to no.144, uPVC conservatory to no.144 undermine the traditional character of the buildings.*

Historically, the accommodation and welfare of the poor and aged was the responsibility of the township. In c.1650 three cottages at **1-5 Eldwick Beck** were built for such purposes to serve this part of Bingley Parish and remained in possession of the Township for over 200 years, and were recorded as such as late as 1865. According to 17<sup>th</sup> century records, the rent for these cottages was set according to the poverty of the tenants. The cottages have been converted into a single dwelling within the last 15 years and were Listed Grade II in 2006.

The cottages retain much of their traditional character and appearance, and despite conversion, still appear to be three dwellings. The cottages with the paired tie jamb doorway appear to be the older, as their extent is defined by quoins, which are now embedded in the wall at the boundary with 144 Otley Road and the end cottage. Despite the slight differences in age, all three cottages have three-and four-light mullioned windows with projecting plain stone reveals, though some of the mullions were removed at the cottage adjoining 144 Otley Road, presumably these openings formerly accommodated sash windows. There are very few

other alterations to the row, with traditional rainwater goods, a stone slate roof and corniced stone chimneys. The gable end shows evidence of past uses: the different stonework at first floor level suggests that there may have been a loading door to a first floor textile workshop, while the large lintel and quoined jambs at ground floor frame a much larger opening which was a 20<sup>th</sup> century garage opening. The former stable has been demolished, but the sty survives and is now an outbuilding to 1-5 Eldwick Beck.



Across Otley Road, **Bridge Cottage** was built in the

*1-5 Eldwick Beck (Grade II Listed) was originally built c.1650 as almshouses to house the poor of Bingley Township and were owned by the Township well into the 19<sup>th</sup> century. Although now a single dwelling, the house still looks like a row of cottages.*

second half of the 19<sup>th</sup> century, purpose built as a general store serving the village. By c.1900 the shop housed the *Beck Café*. Wooden refreshment rooms were provided to the rear of the property for weekend visitors who had walked up the glen. Most of the indication that this was formerly a shop has been removed, yet the building generally retains a traditional character and appearance. The shop doorway was set into the chamfered angle at the corner of The Green and Otley Road has been removed and bricked up, save two small high windows. The Victorian lean-to porch to the right of this doorway has been removed, though this was a plain structure. The shop windows at ground floor and the former sash window opening to the upper floor have had recessed square mullions inserted into them, giving the house an older, vernacular appearance, as the lights are well proportioned. The principal doorway is framed by a traditional style gabled timber porch with a stone slate roof. The roof of the main body of Bridge Cottage is stone slate, a material which is repeated in the



single storey side extension, which is stone built and has mullioned windows matching the proportions of the rest of the house. The corniced chimneys remain in place, though one of these has been painted, as has the gable end of the house. The VR post box set into this wall is a remnant of the building's original use.

The single storey cottage at **1 The Green** is attached to the rear of Bridge Cottage and was probably built around the same time as Bridge Cottage in the second half of the 19<sup>th</sup> century. The cottage has been insensitively altered. Although it retains a slate roof and a full height corniced chimney, all of the stonework has been painted white, the windows and doors and modern style uPVC and a uPVC conservatory has been added to the gable of the dwelling.

Further along The Green is **The Acorn** pub. The *Acorn Inn* was established c.1820 and was a fully licensed inn, with accommodation for guests and lodgers. Navvies working on the nearby reservoirs constructed in 1841 lodged here. Towards the end of the 19<sup>th</sup> century, the inn would have been a destination for walkers up the glen. Although a fairly plain building to begin with, recent alterations to the property have not enhanced its character or appearance. Although the pub retains a stone slate roof with full height corniced chimneys and traditional rainwater goods, features such as the flat-roofed uPVC porch and uPVC windows harm the overall front elevation, as does clutter and the tarmac surfacing of the area immediately in front of the pub. The majority of the site is given over to the car park, which is open, featureless and surfaced with tarmac. A line of concrete bollards presents a poor boundary feature to The Green.



*An inn dating from c.1820, The Acorn retains much of its character, but alterations such as uPVC windows and porch have undermined its traditional character.*

Next door to The Acorn is **5-9 The Green**, a short terrace of three dwellings was built in the first half of the 19<sup>th</sup> century, with a freestanding building (possibly another cottage, demolished in the 1920s) to the west of 9 The Green. 9 The Green was originally a single storey cottage with early 19<sup>th</sup> century vernacular detailing. This building was last used as a base for the local Home Guard during the 1939-45 War, but was soon after demolished and replaced with the present two-storey dwelling. The dwellings lack traditional features and details. The walls are rendered and/or painted, all of the windows are modern in design (and in some cases proportions), while two of the houses have modern front extensions. The houses do however, retain slate roofs and corniced chimneys. The houses are fronted by small gardens, two of which retain a dry stone boundary.

**11 Green Lane** is on the edge of the conservation area. This empty house dates from the 1920s and generally retains its original character. Its overhanging slate roof is carried on timber brackets, with a corniced ridge chimney. An unsympathetic flat roofed modern timber porch is flanked by square bay windows which retain the original leaded and stained Art Deco glazing. The house is fronted by a front garden with a traditional dry stone boundary, with iron gates to the drive.



*Eldwick Wesleyan Methodist Sunday School (in background, key unlisted building) dates from 1832. The Wesleyan Methodist Chapel (right, key unlisted building) dates from 1888 and replaced a smaller chapel over at High Eldwick which was built in 1815 and is still in existence.*

Returning to Otley Road, **Eldwick Methodist Chapel** occupies a prominent position near the top of the valley side and is a key building in the core of the village. *Eldwick Methodist Society* formed c.1760-65. A Wesleyan Methodist Chapel was built at High Eldwick in 1815, and the schoolroom to service the growing population at Eldwick Beck in 1832. This building is now the **Sunday school**. This schoolroom also served as a day school until 1877, with the opening of Eldwick School, Otley Road. The Wesleyan Methodist Chapel itself was

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built in 1888 alongside the schoolroom. John Bruce of Eldwick prepared the plans, the Wildman family supplied the local stone and carried out the construction. The total cost was £700.

The Chapel and Sunday school remain in their original uses and retain much of their original character. The original element of the schoolroom retains keyed and imposted semi-circular arched openings which include a multi-paned sash window, while the stone of the elevation is uncleaned. The other arched opening is obscured by an unsympathetic 20<sup>th</sup> century porch. A 20<sup>th</sup> century gabled wing extension has greatly enlarged the schoolroom. It is made of necked stone, with a section of rendered wall extending from the central window opening to the apex of the gable. The extension has a tile roof and it is probable that the original Sunday school building was re-roofed in tiles when this extension was built.

The chapel is much less altered. It has a simple, gabled form. The quoined gable front is coped and is topped by a Celtic cross saddlestone finial. At the centre of the gable is a large ashlar oculus with margin lights and a four-cusped flower motif, all made of coloured glass. To one side of the gable is a Gothic arch doorway with fanlight set in chamfered reveals. Over the muntin door is a stained and leaded fanlight. On the same elevation are two pairs of Gothic arch windows with coloured margin lights. The side elevation of the chapel is particularly prominent from Otley Road due to the topography and its position on the outside of a bend of the road. This imposing elevation contains four bays of alternating pairs of Gothic arch windows and large single Gothic arch windows, all with coloured margins light, though one of the windows is boarded up. Apart from the modern rainwater goods this elevation is otherwise blank, with uncleaned stonework and a slate roof. The site contains a small number of mature trees and landscaping and is bounded by traditional dry stone walls.



*The Old School on Otley Road (key unlisted building) was built in c.1877 and served Eldwick Beck, High Eldwick and suburban Eldwick. It has been sensitively converted into three dwellings.*

**The Old School** as it is now known was built as *Eldwick School* and opened c.1877 by the School Board, with responsibility handed over to West Riding County Council by 1904. The school was altered and extended in 1938 to give it its present appearance. The school roll during the 1930s and 1940s was c.100. The school was recently converted to three dwellings.

The careful conversion of the building means that it retains much of its former character. The symmetrical front elevation contains a full height central gable which steps forward slightly. This coped gable contains a cruciform double chamfer mullion window set in chamfered reveals flanked by tall square windows and buttresses. The bays flanking the gable contain tall three light double chamfer mullion windows with chamfered reveals. The diminishing grey slate roof is interrupted only by two inoffensively scaled and sited rooflights. To either side of the main body of the building are two lower structures each with a doorway (one for boys, one for girls originally) linking the main body of the school to a single bayed gable-fronted element with three light square mullion windows.

The Old School is set in a mixture of hardstanding and open gardens (which help the site to retain its former character, while the original perimeter boundary wall with chamfered ashlar copings remains in place. Just inside of the wall is a line of five mature trees which enhance the street scene.

Set back from Otley Road, and standing at the bottom of, but facing away from the former schoolyard is **128 Otley Road**. This detached house was probably built c.1877 as the schoolmaster's house to *Eldwick School*. The house generally retains its traditional character. The stonework is uncleaned and free of clutter and the original fenestration remains in place, though the windows themselves are all modern. The overhanging diminishing slate roof is edged with plain bargeboards, and of the two chimneys, one of which retains the cornice detail. The house has a large garden which is bounded by a dry stone wall.

Adjacent to the Old School, but set well back from Otley Road and scarcely visible from it is **132 Otley Road**. This detached bungalow was built between 1910 and 1919. It stands in a large plot which was apparently cultivated as an orchard when the house was built. This is one of the later suburban houses built for



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people who wanted to escape the urban areas and live a quieter life. The bungalow retains much of its original features and details, with a red clay tile roof, timber bargeboards and leaded and stained timber casement windows. The property is bounded by a traditional stone wall with flat copings.

The adjacent detached dwelling, **134 Otley Road**, dates from c.1900 and is much more prominent in the street scene. The house retains much of its traditional character, though some details have been lost. The openings are all set in slightly projecting ashlar reveals which include tie stone jambs, though the stonework of the elevation has been cleaned. The windows and doors are all modern. The roof is slate and at the apex of either gable is a corniced stone chimney. The house is fronted by a low stone boundary wall from which the coping has been removed and planters installed. To one side is a stone lean-to outbuilding.

136 Otley Road (key unlisted building)



Next door is another detached house, this one dating from the second half of the 19<sup>th</sup> century and occupying a prominent position overlooking Loadpit Beck valley (in the same manner as the Methodist Chapel on the opposite side of Otley Road). Originally a two bay house, **136 Otley Road** was semi-formally known as 'The Lighthouse' due to its tall mass and location at the top of the steep valley slope. This house retains many traditional features and details, including uncleaned stonework, a stone slate roof, timber sash windows, a four panel door and a corniced stone chimney with pots. The house has been extended to the side and a gable fronted stone porch has been added. These complement the original building through their materials and detailing. The house is fronted by a ramped stone

boundary wall surmounted by traditional style railings.

Occupying a prominent position on the outside of a bend of Otley Road at the corner with Saltaire Road and opposite the entrance to the Methodist Chapel is Eldwick's **War Memorial**. Built in the 1920s to commemorate Eldwick soldiers who died in the 1914-18 War, the memorial was adapted following the 1939-45 War to commemorate the local losses in this conflict. It consists of a square ashlar shaft on a plinth comprised of three steps which are inscribed *IN PERPETUAL MEMORY*. The dates 1914, 1918, 1939 and 1945 are inscribed into the shaft, with bronze plaques listing the names of the fallen in between. The shaft is topped by an ornate capping which incorporates a carving of a stone wreath and an inscribed Christian cross.

Behind the War Memorial on Saltaire Road a new detached dwelling was being built at the time of survey for this assessment. The house occupies the former site of a 1960s detached dwelling called *Xantara*, which was built on a small garden or orchard occupying what was previously part of *Eldwick Beck Quarry*. Drawings and visualisations of the new house show that it is of a one-off contemporary design incorporating flat roofs, coursed stone, timber cladding and render. The dwelling looks very much of its time and its one-off design means it is very much in the spirit of the original piecemeal development of this part of Eldwick which began in the 1860s. One unfortunate feature is the manner in which the projecting garage block would dominate the frontage and would be the most prominent element visible from Saltaire Road.

Next door is a detached dwelling called **Hunterscombe**. Built c.1900, Hunterscombe is among the earlier houses to have been built along Saltaire Road, which by this time was a prestigious address, in a quiet, secluded location overlooking Loadpit Beck. The site was previously part of *Eldwick Beck Quarry*, giving the site a sheltered aspect. Until recently, the principal elevation of Hunterscombe overlooked substantial gardens, which have since been developed for housing.

The house retains much of its original character and appearance. It has a symmetrical three bay elevation with a central doorway with fanlight flanked by canted bay windows. The bay windows stand under a roof which extend over the doorway and are supported by timber brackets to form an open veranda style porch. The windows themselves are all modern. The hipped slate roof is edged by plain bargeboards and is punctured by two corniced stone chimneys. The property retains

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a small garden which contains mature vegetation. The property is bounded by a castellated stone boundary wall with coursed stone piers with ashlar capping flanking either entrance.



*Hunterscombe Court. Built in the grounds of Hunterscombe, these modern dwellings are vernacular revival in style.*

The former gardens to Hunterscombe are occupied by five large detached dwellings built c.2000: **1-4 Hunterscombe Court** and **Woodlands House**. These suburban houses are built in a pastiche of old 17<sup>th</sup> (and in the case of 3 Hunterscombe Court, 18<sup>th</sup>) century yeoman's houses. The houses have natural slate roofs in diminishing courses, quoined elevations with coursed stone in courses of varying depths giving the stonework a strongly traditional, vernacular quality, though for some reason 1970s-looking sneaked stone has been used at Woodlands House. The houses incorporate vernacular details such as tabling to the roofs and shaped kneelers, moulded gutters carried by dentils, hoodmoulds, stone strings, and casement windows divided by double chamfered mullions. The use of stone sett-style paving, dry stone walls and the retention of mature trees helps to give this new development a mature, established appearance.



*Glenside Cottage (key unlisted building) was built after the enclosure of the area west of Saltaire Road in 1863*

Next door, **Glenside Cottage** is less a cottage, more a modest three-bay detached house which was built c.1900 on a narrow plot which was formerly quarried. Unusually for a house of this type, the layout of rooms and openings is asymmetrical and in this respect is more akin to a worker's house with living area and side scullery found all over West Yorkshire. The house retains a great deal of its original character and appearance with a stone slate roof terminating in corniced stone chimneys, sash windows to the upper floor and ground floor projecting bay windows which form a veranda style porch over the central doorway with a panelled timber front door. The property is fronted by sweeping stone boundary walls from which the copings have been removed and planters installed.

Unlike its neighbours which have been built within the former quarry sites along Saltaire Road, **Glenside House** was built on above the site of past excavations giving it an elevated prospect across Loadpit Beck valley. The house dates from the late 1930s and is an unusual adaptation of Arts and Crafts architecture which in a way points towards dormer-bungalows built later in the mid-20<sup>th</sup> century. The house has a steeply pitched slate roof from which a large stone catslide dormer window projects. The dormer has its original window: timber fixed and casement windows with attractive Art Deco style glazing to the four upper lights. Underneath the overhanging main roof are two box



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bay windows, one of which contains French doors. The glazing to both of these openings is the original timber with less ornate Art Deco glazing. The house stands over a terraced front garden with a coped stone retaining wall as its boundary.



*Glenside House (key unlisted building), may be a 1930s house, but it is a far from typical one owing to its unusual large central dormer set into the steeply pitched roof.*





*Spring Farm Cottage: the retention of traditional features and details gives the cottage its strength of character.*



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## 7. Authenticity

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### *Summary of Authenticity*

The Design and Conservation Team has been using a method of assessing the level of traditional features and details on buildings in conservation areas which gives each building a percentage score. In all 38 areas have been assessed to date, including Eldwick Beck. The findings in relation to Eldwick Beck are:

- In comparison with other conservation areas the level of authenticity of the building is average, meaning that the level of authenticity while not very high, is higher than and comparable to many existing conservation areas.
- The predominantly stone slate and blue slate roofscape with traditional stone chimneys is more in fact than almost numerous other conservation areas surveyed to date.
- The scores for boundary walls and stone elevations are quite high, but compared to other areas surveyed are quite mediocre scores.
- The scores for windows and doors and rainwater goods are low, but this is nonetheless comparable to other conservation areas and higher than the scores of several of them.
- While the authenticity scoring is a useful indicator of change in conservation areas, it does not measure the contribution made by other factors to the area's special character and sense of place.

Some aspects of a conservation area's special interest are quite large scale, for example the layout and level of enclosure of streets; or the existence, size and character of open spaces, but other smaller scale details make an equally important contribution. The extent to which original or traditional features and details has a bearing on the character of an area, and naturally its architectural and historic interest.

In order to understand the nature and rate of change in conservation areas evidence is needed and in order to prioritise between conservation areas, this evidence must be better than anecdotal. To this end, the Design and Conservation Team has been assessing how many traditional features

and details remain on buildings in each conservation area. Each building is given a percentage score of 'authenticity' in terms of its external features and details. This process will be repeated every five years, as and when each conservation area is reviewed in line with best practice. This will give a numerical monitor of how conservation areas are changing and at what rate, and will allow resources to be targeted where inappropriate change is having the worst impact.

A scoring system which gives a percentage score for different components of a building has been devised:

- The features assessed are chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, and bay windows. Not all buildings will have all the above features and the scoring is tailored to each building to take this into account.
- Only buildings constructed prior to 1956 are scored and in general dwellings, shops, commercial buildings and chapels can be scored. In Eldwick Beck, this means most buildings were scored.
- The scoring acknowledges that buildings do change over time. Buildings are not scored based on what they might have looked like the day they were built, but rather a judgement is made as to whether the features and details of buildings are traditional and appropriate to that particular building. For example Victorian windows in Georgian buildings are seen as a traditional detail even though they are not original to the building.
- The scoring system means that it is possible to see what the overall average score for chimneys or boundary walls is. The overall percentage score for each building is averaged to give an overall authenticity score for the conservation area.

The overall findings of the authenticity survey of Eldwick Beck are as follows:

- The overall authenticity score of 75% is around the average of the 38 areas surveyed so far. This means that the historic buildings of Eldwick Beck on average retain a comparable number

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of features and details in a typical conservation area in the district.

- The overall scores for chimneys roofs are very high, with the score for chimneys being one of the highest among the areas surveyed in the district so far. Virtually all of the buildings retain traditional natural stone slate or natural slate roofs with corniced stone chimneys with clay pots, which is important in terms of local character and as a feature of views over the valley.
- The scores for boundary walls and stone elevations are both quite high, but in comparison to the conservation areas surveyed so far these scores are mediocre. The elevation score can be explained by there being a small number of buildings in Eldwick Beck where the stonework has been concealed by render and paint, and a handful of examples of where boundary walls have been drastically altered or demolished. These alterations have had a significant impact on the average score due to the relatively small number of buildings in the conservation area.
- The score for windows and doors is low and the score for rainwater goods very low. These features are often the first to suffer due to a lack

of maintenance and it is therefore likely that many of the old windows, doors and rainwater goods were removed over the 20<sup>th</sup> century during which time some of the buildings at Eldwick Beck, particularly those associated with the mill were in a general poor state of repair and neglected. However, the score for windows and doors is comparable to a number of conservation areas in the district and in fact Eldwick Beck scored better than several long-designated conservation areas in this category.

The above findings may make it appear that Eldwick Beck is a rather mediocre place which is of little historical or architectural interest, but in truth the authenticity scoring of Eldwick Beck is comparable with and better than most existing conservation areas. Furthermore, the authenticity scoring does not measure the contribution that other factors make to the special interest of conservation areas. For example in Eldwick Beck there are significant contributions made by the open spaces and trees; the historic layout of the streets; the spaces created between the buildings; the interaction of the built environment with the topography and setting; and so on. The interest of Eldwick Beck as a whole is summarised in chapter 10 of this assessment.



*Bridge Cottage and 1 The Green. While chimneys and traditional roofing materials remain in situ, the painting of stonework, an inappropriate pointing detail and modern windows detract from an attractive, picturesque corner.*



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## 8. Open Spaces and Natural Elements

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### *Summary of Open Spaces and Natural Elements*

Despite its relatively compact size, Eldwick Beck contains a variety of open spaces and natural features which contribute to its special character:

- Eldwick Beck / Loadpit Beck forms the focus for the settlement and played a key role in its historical development. The banks of the Beck are generally green and lined with trees, though at the mill site the Beck flows through a stone man made channel.
- The former mill and mill pond site is a large open space in the heart of the area, and though private has a 'village green' character due to its openness.
- The fields above and below Spring Lane have dry stone walls and help to give the settlement a rural feel.
- The majority of houses tend to have large gardens, reflecting their original status and the use of land for farming or market gardening.
- The presence of mature trees helps to mark this area as distinct from suburban Eldwick and the open fields of the Green Belt.

One of the defining features of Eldwick Beck is naturally the Beck itself which was historically the chief reason why Eldwick Beck Mill was built where it was, and today runs through the heart of the area, linking the different eras of development.

**Eldwick Beck** runs roughly north-south through the core of the conservation area. North of Otley Road it is scarcely visible, though the trees lining the banks, which include a number of mature trees, form an attractive backdrop to The Green. The one manmade feature in this stretch of the Beck is the weir next to the car park of The Acorn Inn. The purpose of the weir would have been to hold back some of the Beck's flow in order to divert via a manmade channel into the mill pond associated with the former *Eldwick Beck Mill*. It appears that the channel leading to the mill pond was underground, running under the edge of the car park, under Otley Road and re-emerging behind 142-144 Otley Road at the top of where the mill pond used to be. This channel is now blocked.



*Above and below: Eldwick Beck. The above view is from the clapper bridge off The Green, showing the natural stream. This contrasts with the artificial channel to the south of Otley Road (below) which was made in connection with Eldwick Beck Mill. Note the open 'village green' type space in the background which was formerly the site of the mill pond.*



Continuing downstream, Eldwick Beck then disappears under the aptly named Bridge Cottage and the Otley Road Bridge before re-emerging in a trench-like **manmade channel** lined with coped dry stone retaining walls. This channel was more than likely constructed when *Eldwick Beck Mill* was built in c.1800 in order to manage the Beck and to divert some of its flow into the mill pond. The **former mill pond** occupied the substantial site to the west of the Beck on the valley floor, stretching from 142-144 Otley Road to the retaining wall north of Lilac Cottage which itself was part of the mill dam) and occupying the area between the steep slope down from Saltaire Road and the access road in front of the cottages at 10-18 Eldwick Beck. The purpose

of the mill pond was to power the mill by a water wheel: the flow of water out of the dam could be regulated to provide a strong but controlled flow through another manmade channel which turned a water wheel in the mill which was linked to the textile machinery – the energy created by movement of the wheel was transferred to the machinery by belts and driveshafts. While the industrial use of *Eldwick Beck Mill* ceased in 1888, it was not until the mid-20<sup>th</sup> century that the Mill was demolished and the mill pond (which must have been heavily silted and stagnant by this time) filled in. The only building on this space apart from the Mill was a short row of cottages opposite 1-5 Eldwick Beck. These were demolished in the mid-20<sup>th</sup> century probably due to disuse and/or unfitness.

Today the site of *Eldwick Beck Mill*, the cottages, and the mill pond is an attractive, flat area of open land used as a mixture of private and perhaps communal gardens by the residents of 1-18 Eldwick Beck and 142-44 Otley Road. The space's open and central character gives it a 'village green' character (though it is private land) with well kept greenery and stone flag drives. The space is well enclosed by the tree covered slope down from Otley Road/ Saltaire Road, and the cottage to the north and east. There is no sign of the course of the former mill race, though a blocked opening in the retaining wall by Lilac Cottage may have been part of it.



*The field behind 10 Eldwick Beck helps to give the settlement a rural character. The trees and dry stone walls give a strong boundary. The small stream in this field is just visible in the centre. The open space remains the site of Eldwick Beck Mill and its pond cannot be appreciated in isolation from the **field behind 10 Eldwick Beck**, as this substantial green open space complements the mill pond site and together they help to give the core of the settlement an open, green and rural character. The field differs from the mill and pond site in that it is a gently sloping grazed field bounded predominantly by dry stone*

walls. This field has never been developed and originally formed part of a larger field prior to the construction of 1-3 Pennygate and Huntsmans Cottage. From c.1920 until the 1970s the field was the site of kennels (built in front of what is now 5 Pennygate) for c.30 beagles which were used in twice-weekly hunts between October and March. Along the western boundary is a row of mature and semi-mature trees, while the field itself is bisected by a small **stream** which flows into Eldwick Beck. Despite its different character (and use) this piece of land, like the former mill and pond site has a 'village green' feel because of its location in the village and the amenity it offers.

The spring running through the aforementioned field issues from a spring higher up the valley side, in the **field between Spring Lane and Paddock Lane**. Like the field below, this one is bounded by dry stone walls, through which the spring emerges into a stone trough on Springs Lane before being piped under the roadway. The field complements the field across Springs Lane from it by reinforcing the green and rural character of the area. The field is fronted by a grassed verge which contains a line of mature trees of townscape value, as they strongly delineate Springs Lane.



*Loadpit Beck from Saltaire Road. After leaving the former mill site, the beck becomes natural again and its steeply sloped banks are populated by trees.*

Returning to the Beck, the manmade channel in the former mill site continues directly underneath 10-18 Eldwick Beck and gardens before re-emerging next to Lilac Cottage. Upon re-emerging **Eldwick Beck** changes name to **Loadpit** (formerly *Lodepit*) **Beck**, and is named after the nearby small Late Bronze Age iron ore (or lode) workings or 'bloomeries' where axes to clear the land for agriculture were forged. The land along the western side of *Lodepit Beck* was quarried (called *Eldwick Beck Quarry*). In the second half of the 19<sup>th</sup> century, this quarry was extended to the eastern side of the Beck (the present day site of Royston Fold Farm). A bridge



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was constructed over the beck to access the new quarry, which by 1890 was disused.

Loadpit Beck and its banks form a small, attractive wooded glen, with views and glimpses of the beck possible from Saltaire Road. For the most part the banks are bounded by dry stone walls, though there are stretches of post and wire fencing and central reservation-type barriers along the Saltaire Road side. The bridge to Royston Fold Farm consists of a small, irregularly voussoired arch just spanning the channel, carrying a deep dry stone bridge structure. The trees, banks and beck contribute strongly to the setting of the houses along Saltaire Road.

Other than the spaces associated with Eldwick Beck / Loadpit Beck and the fields to either side of Spring Lane, the other open spaces in the area are the **gardens** associated with the buildings. Despite the differences in age between buildings they tend to have large gardens; the older farmhouses and barns have generous areas of land associated with them, while the later suburban dwellings were built on large plots because the land was cultivated as market gardens. Even with the infill and redevelopment of some of these gardens (most notably Hunterscombe), the resultant developments tend to have spacious plots containing mature trees. The gardens along Saltaire Road have been given a dramatic topography by past quarrying activity, and this contributes to the character of the area.



*Eldwick War Memorial (key unlisted building).*

Spaces that are not 'gardens' as such include the space around the **War Memorial**. This is a small area of flower beds and hedges bounded by stone retaining walls, some sections of which have inappropriate concrete slab copings. The space in front of the **Old School House** has a soft green character and contains three semi-mature trees which help to delineate the boundary and street space. At **Eldwick Methodist Church**, the grounds contain a number of mature trees which contribute positively to the street scene, but crucially, these trees do not obscure views of the Church, which occupies an imposing position overlooking the valley floor.



*Otley Road – one of the oldest and always the principal route through Eldwick Beck, the road's course gently sweeps downhill to the crossing over Eldwick Beck, creating a distinctive vista over the valley bottom. The roadway is lined by boundary walls and buildings.*



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## 9. Permeability and Streetscape

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### *Summary of Permeability and Streetscape*

The historical development of the road and footpath network through and around the Eldwick Beck area is a product of different eras of its history and makes a contribution to the area's sense of place. The following summarises the key points of interest:

- Otley Road has always been the principal route through the area. Although quite engineered, it follows a sweeping course and is closely bounded by traditional stone walls and in some places buildings. The 19<sup>th</sup> century Eldwick Beck Bride creates a slight but discernible pinch point in the road.
- The secondary roads of Spring Lane and The Green are less engineered and retain more of their character, particularly Spring Lane with its irregular sinuous course and the presence of mature trees in its verges. The lane squeezes between The Springs and the barn at Meadowsweet Farm to create a strong 'gateway' to the village.
- Saltaire Road was laid out in the second half of the 19<sup>th</sup> century, but is a narrow winding lane closely bounded by traditional walls on one side, but with a more open aspect of the wooded glen containing Loadpit Beck on the other side.
- Very little historic street surfaces still exist in the area. The majority of the roads are tarmac paved, and where they exist pavements tend to be tarmac or concrete.

Otley Road appears to be the oldest route of any importance through the area, and today remains the principal thoroughfare through Eldwick. Historically, this route would have had some importance as what would have been one of the few bridging points over Eldwick Beck / Loadpit Beck, linking Airedale and Wharfedale, connecting Bingley and Shipley with Ilkley, Menston, Baildon and Otley. The route continues to serve this function. Spring Lane would

have formed part of this network of early route, linking the bridging point with Baildon Moor and beyond. Other routes such as The Green and footpaths through the area will be of varying ages, but only of use to locals, while Saltaire Road is a product of past quarrying activity and the suburban growth of Eldwick.

Looking around the Eldwick Beck starting from the eastern end, **Spring Lane** provides a route into Eldwick from the open countryside. The route of Spring Lane is unchanged on maps. In 1777 the section of Spring Lane between Eldwick Beck and Glovershaw was improved and widened to 7-8 yards, and it appears that little engineering beyond resurfacing has happened on any significant scale since.



*Spring Lane has an irregular width and course. In places it is bounded by verges like the one on the right, which contains mature trees. These different ingredients create a characterful street scene.*

Spring Lane is still very much a traditional rural lane in character. It follows a gently sinuous course with slight variations in the width of the roadway, which is just wide enough for two vehicles. The roadway is intermittently bounded by either rough grassed verges or dry stone walls, however on the lane's sharpest bend, The Springs and the barn at Meadowsweet Farm both face directly onto the highway and form a bottleneck of sorts on the edge of the built up area. This forms a distinctive gateway to the built up area of the village. The verge stretching from Spring Farm to 4 Spring Lane is studded by a line of mature trees which tower over the lane and form an important feature. The only negative feature is the concrete kerbing and small area of tarmac paving in front of The Springs, which provides an incongruous element of modern engineering. In front of 2-4 Spring Lane is a spring-fed stone trough which is an important piece of historic street furniture. From Springs Lane itself there are good views across the valley, taking in a mixture of open fields, tree canopies and buildings of different ages.

To the north of Spring Lane a stone stile though the dry stone wall provides access to a **footpath through the field up to Paddock Lane**. The footpath is nothing more than a track through the field and has a strongly rural character. The track is part of a longer historic footpath which linked the area by the river crossing with outlying farms such as Glovershaw, Cropper Fold and Golcar. The route is probably of some age, but was most likely of local use only, providing a more direct route between the farms and the river crossing than the lanes.

To the south of Spring Lane is the **private road at Eldwick Beck** which was established as the main access to Eldwick Beck Mill and was therefore probably laid out c.1800 along with works to channel the Beck. The road has a mixture of tarmac, stone flag and gravel surfaces and contributes to the overall attractive character of the former mill pond and mill site.

At the junction of Spring Lane and Otley Road it is possible to see one side of **Eldwick Beck Bridge**. The present bridge appears to date from the mid 19<sup>th</sup> century, though it might well be contemporary with the original construction of Eldwick Beck Mill, for the mill would have been reliant on road transportation for its raw materials and goods and would have needed a suitably strong and large bridge. Whilst the highway it carries is modern, the bridge is traditional in character. The narrowness of the bridge compared to the roadways at either side creates a slight but discernable bottleneck in Otley Road as it passes through the village. The bridge itself is stone built with a voussoired segmental arch

carrying the roadway. At either side of the roadway are low parapets with deep copings.



*This clapper bridge over Eldwick Beck shows that this route is of some antiquity. The bridge helps to give the area a rural feel.*

Further upstream is an older and completely different crossing over Eldwick Beck: a stone **clapper bridge** which forms part of a longer footpath. This footpath is pre-1850 and provides a route through the fields. It would have only been of local use, rather than long distance through traffic. The footpath (labelled Stead Lane on the 1852 OS Map) links the Lane Head / Eldwick Hall area with Otley Road near the site of St Lawrence's Church (but predates the church by at least several decades), providing a short cut for pedestrians. The clapper bridge is traditional in character, with thick stone flags held together by iron staples bridging the beck at a narrow point. A plain, traditional iron railing lines one side of the bridge, and stone steps lead up from the bridge to the field to the north. The narrow footpath linking the bridge with The Green is unmade and is closely bounded by a dry stone wall and a hedge, contrasting with the openness of The Green.



*The Green is another of Eldwick's old lanes. Like Spring Lane it is rural in character, being bounded by a mixture of dry stone walls and verges containing trees.*



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**The Green** was formerly called *Commons Lane*, suggesting that it was perhaps a locally used route to the former common fields near Eldwick Hall. The lane also linked Otley Road and the Eldwick Beck crossing with Eldwick Corn Mill and the quarries at The Heights. The lane generally retains its traditional character. Its western side is bounded by a rough grassed verge (which contains a few mature trees) and dry stone boundaries, and the lane gradually narrows as distance from Otley Road increases. A stone stile is set into the boundary of the lane opposite 11 Spring Lane. The eastern side of The Green is less well defined due to the lack of traditional boundary features at The Acorn and 9 The Green.

The Green leads to **Otley Road**. Although modern in terms of its surfacing, Otley Road retains its Victorian-era width and follows its original course and therefore much of its character. The wide straight road over the suburban 'plain' to the south of the Eldwick Beck area follows an S bend and becomes increasingly narrow as it descends to the narrow stone bridge over Eldwick Beck. The sinuous course of the road opens up a number of attractive vistas into and out of the village. The narrowing of the roadway towards the foot of the valley means that the pavement on the southern side of the road tapers into nothing. The shape of Otley Road is reinforced by the coursed and dry stone walls which closely line it.



*Saltaire Road is a misleading name, given the road's lane-like character, narrow width and sinuous course. The west side is bounded by traditional dry stone retaining walls, while the opposite side is more open and green*

The 1852 Ordnance Survey records a track running the approximate course of **Saltaire Road** through *Eldwick Beck Quarry*. At the time the quarry and the track were on the fringe of unenclosed moorland. The moorland was enclosed in 1861 and by 1890 Saltaire Road had been established as a narrow lane linking Otley Road with Glen Road and Lode Pit Lane / Sheriff Lane. Housing was built

alongside the western side of the 'road' in a piecemeal fashion.

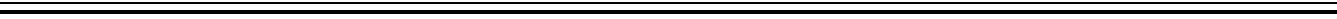
Saltaire Road retains its original narrow width and gently meandering course. From Otley Road the road gently sweeps before narrowing near Hunterscombe. The road then remains narrow and sweeps slightly around Glenside House and Glenside Cottage. The road has modern surfacing. Its western side is closely bounded by the stone boundary walls and gatepiers of Victorian and 20<sup>th</sup> century houses, while the opposite side has no boundary alongside it, though the self sown vegetation on the embankment down to Eldwick Beck and the valley floor forms an effective screen, emphasising the shape of the road.

Loadpit Beck and its banks form a small, attractive wooded glen, with views and glimpses of the beck possible from Saltaire Road. For the most part the banks are bounded by dry stone walls, though there are stretches of post and wire fencing and central reservation-type barriers along the Saltaire Road side. The bridge to Royston Fold Farm consists of a small, irregularly voussoired arch just spanning the channel, carrying a deep dry stone structure. There was originally no parapet to this bridge, which is overgrown in places, though modern fencing has been erected to form parapets. The land along the western side of *Lodepit Beck* was quarried (called *Eldwick Beck Quarry*). In the second half of the 19<sup>th</sup> century, this quarry was extended to the eastern side of the Beck (the present day site of Royston Fold Farm). A bridge was constructed over the beck to access the new quarry, which by 1890 was disused.



*Hunterscombe Court. Although a very new road, care has been taken to create a traditional, characterful street space.*

Off Saltaire Road, the small cul-de-sac at **Hunterscombe Court** is surfaced with sett-style paving which differentiates it from the main road and harmonises with the dry stone walls which closely line the road and the buildings behind them to create one of the more attractive street spaces in the area.





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# 10. Conclusion: Character Specification and Guidance

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To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of the Eldwick Beck Conservation Area, things like, the style, form, orientation, massing, height and scale of buildings; the way the built structure interfaces with the spaces created; the width and orientation of streets; the colour and texture of the materials used; the topography and setting of the area; the roofscape and streetscape; how the area interacts with the surrounding environment; natural elements; and local detailing. However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of the core of the hamlet of Eldwick Beck.

This section highlights the elements that contribute to the character and appearance of the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation area, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management

of the area. It should be read in conjunction with the policies set out in Bradford Replacement Unitary Development Plan (see *Appendix 3*).

The Eldwick Beck Conservation Area covers a hamlet situated at the threshold of Bingley urban area and the open pastoral countryside of the green belt. Although its origins are agricultural, with farmsteads along Spring Lane, the construction of *Eldwick Beck Mill* c.1800 (which capitalised on the flowing waters of Eldwick Beck for power and the road network branching away from Eldwick Beck Bridge) created the nucleus of an industrial hamlet with workers' cottages pubs, shops and a Wesleyan Chapel constructed. The enclosure of the land to the west of Eldwick Beck in 1863 created the impetus for a new type of development: detached suburban houses set in large gardens, which were frequently cultivated. Dwellings of this type can be found along Otley Road and Saltaire Road.

There are several common features which unite the conservation area and underpin its coherence, while other factors, while not consistent across the conservation area, are of interest in their own right and are therefore worthy of protection. This section will outline and summarise the common characteristics and then the other interesting features which enrich the conservation area.

## Characteristics Common to the Entire Conservation Area

| Common Characteristics  | Guidance   |
|---|--|
| <p>□ <b>Topography and setting</b> – the heart of the conservation area is set at the bottom of Loadpit Beck valley. The precipitous slopes to either side helps to disguise the village’s location on the suburban fringe of Bingley and give the conservation area a self contained character.</p> <p>To the north, and east the setting is generally open green fields with some farm buildings and commuter dwellings. On the whole this element of the village’s setting predominates and helps to give the conservation area a rural character.</p> <p>There are important views across the valley. From Spring Lane and Saltaire Road, the edge of Bingley is concealed by the steep slope which was formerly a quarry face, and the mature trees which have colonised the former quarries and the suburban edge of Bingley.</p> | <ol style="list-style-type: none"> <li>1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (RUDP)).</li> <li>2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the RUDP).</li> </ol>   |
| <p>□ <b>Traditional building materials</b> – all of the buildings and structures within the conservation area are constructed of local sandstone, which serves to unify the diverse forms and create a harmonious whole. Stone slate and blue slate are the principal roofing materials. Timber was traditionally used for doors and windows.</p>   | <ol style="list-style-type: none"> <li>3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the RUDP).</li> <li>4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard a contemporary group of properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the RUDP).</li> <li>5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the RUDP).</li> <li>6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the RUDP).</li> </ol> |



|  |   |
|--|---|
| <p>□ <b>Boundary walls</b> – these define the line of the roadway and the extent of private space. Walls to domestic buildings are typically made of mortared stone and rubble, while buildings and land connected with agriculture are confined by the same dry stone walls found throughout the adjoining countryside.</p> | <p>7. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the RUDP).</p> |
|--|---|

### Characteristics Which Vary Across the Conservation Area

| Characteristic                                  | Variations  | Guidance  |
|---|---|---|
| <p><b>Architecture and building details</b></p> | <p>The oldest buildings in the conservation area date from the 17<sup>th</sup> and 18<sup>th</sup> centuries and are connected with agriculture, though the former almshouses at 1-5 Eldwick Beck are an exception. There are variations in building type, such as barns, farmhouses, houses and cottages which each feature variations in architecture which relate to their function. All of these building types are of a vernacular style; built by local stonemasons using readily available materials. The level of detailing or the complexity of the structure is down to the ability of the mason and the status of the building. The common vernacular features are kneelers, corniced chimneys, quoins and bold, sometimes monolithic, surrounds to openings which are simple parallelograms, and are frequently subdivided by mullions.</p> <p>The vernacular style continued to be used into the 19<sup>th</sup> century, though details like quoins and kneelers disappeared, while window openings became larger to accommodate sash windows and the openings were more evenly spaced on elevations</p> <p>Very few buildings are stylised, with the pointed Gothic arch windows of the Wesleyan Methodist Church and the Chamfered reveals and mullions of The Old School House are the most strongly stylised buildings in the area, though along Otley Road and Saltaire Road there are good idiosyncratic example of 19<sup>th</sup> and 20<sup>th</sup> century architecture.</p> | <p>9. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the RUDP).</p> <p>10. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the RUDP).</p> <p>11. New development within the conservation area should reflect the predominant building form of the character of the area. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the RUDP).</p> |

|                           |   |   |
|---------------------------|---|---|
| <p><b>Open spaces</b></p> | <p>Despite its relatively compact size, Eldwick Beck contains a variety of open spaces and natural features which contribute to its special character. Eldwick Beck / Loadpit Beck forms the focus for the settlement and played a key role in its historical development. The banks of the Beck are generally green and lined with trees, though at the mill site the Beck flows through a stone man made channel. The former mill and mill pond site is a large open space in the heart of the area, and though private has a 'village green' character due to its openness.</p> <p>The fields above and below Spring Lane have dry stone walls and help to give the settlement a rural feel.</p> <p>The majority of houses tend to have large gardens, reflecting their original status and the use of land for farming or market gardening.</p> <p>The presence of mature trees helps to mark this area as distinct from suburban Eldwick and the open fields of the Green Belt</p>   | <p>12. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the RUDP).</p> <p>13. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>  |
| <p><b>Streetscape</b></p> | <p>The historical development of the road and footpath network through and around the Eldwick Beck area is a product of different eras of its history and makes a contribution to the area's sense of place.</p> <p>Otley Road has always been the principal route through the area. Although quite engineered, it follows a sweeping course and is closely bounded by traditional stone walls and in some places buildings. The 19<sup>th</sup> century Eldwick Beck Bridge creates a slight but discernible pinch point in the road.</p> <p>The secondary roads of Spring Lane and The Green are less engineered and retain more of their character, particularly Spring Lane with its irregular sinuous course and the presence of mature trees in its verges. The lane squeezes between The Springs and the barn at Meadowsweet Farm to create a strong 'gateway' to the village.</p> <p>Saltaire Road was laid out in the second half of the 19<sup>th</sup> century, but is a narrow winding lane closely bounded by traditional walls on one side, but with a more open aspect of the wooded glen containing Loadpit Beck on the other side.</p> | <p>14. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the RUDP).</p> <p>15. There should be a presumption in favour in maintaining the traditional townscape of the area in terms of the mass and orientation of buildings and the size of spaces between them. New development should integrate with the existing built form (see policy BH11 of the RUDP)</p> |



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# 11. Preservation and Enhancement Proposals

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Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place.

As has been ascertained, Eldwick Beck potential Conservation Area has managed to retain a varied character reflecting its different stages of development. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Replacement Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

## 11.1 Preservation of the Character and Appearance of Eldwick Beck Conservation Area

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

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

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of Eldwick Beck Conservation Area. These are outlined in section 10.3 of this report along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Eldwick Beck, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

The Department of Culture Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as

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well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council. There are two listed buildings in Eldwick Beck Conservation Area (listed in *Appendix 2* of this assessment) that merit the protection offered by the Planning (Listed Building and Conservation Areas) Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

There are other buildings and features within Eldwick Beck Conservation Area which have not been listed but contribute substantially to its townscape value and historic appearance. These buildings are subject to increased planning controls because of their location within a conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Eldwick Beck a number of unlisted buildings retain much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Stone walling remains largely unspoiled by modern renders or cladding, and other changes that could damage the conservation area have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of the area.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and in some cases, this has already happened.



*Huntsman's Cottage has been significantly remodelled and extended, but the quality of the design, materials and build has made the additions organic rather than intrusive.*

## 11.2 Design Guidance: Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the hamlet is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings.

A publication by CABE (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by Eldwick Beck and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. In Eldwick Beck the building pattern is fairly irregular with a few buildings being set directly onto or very close to the street, but the majority are set behind gardens.
- Important views and vistas within, across, into and out of the conservation area should be respected.
- The scale of neighbouring buildings should be respected. In Braithwaite, all historic properties are two storeys in height, although the scale of the building varies according to age, original function and status. New development should not be conspicuous by ignoring the general scale of buildings in the conservation area.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Stone for structures, some roofs and boundary walls unites the buildings and enclosures of Eldwick Beck despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.



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- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place.

Positive and imaginative response development will be encouraged, especially that which makes a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided.

### 11.3 Enhancement Proposals

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

- **The Preservation of Original Features** - Where houses have retained traditional features such as a stone roof, low doorway with timber door, stone mullions, fenestration, stone boundary walls or corniced chimneys, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings. Unfortunately nearly all of the unlisted buildings in the conservation already lack some details such as traditional doors and windows, while the stonework of some buildings has been concealed by render. Alterations such as these lie outside of the planning system and the nature of minor alterations to houses is up to homeowners. The Design and Conservation Team is happy to advise and has recently (2007) published guidance on the repair, maintenance and restoration of old houses which can be viewed at [www.bradford.gov.uk/repairs](http://www.bradford.gov.uk/repairs)
- **The Reinstatement of Original Features** – Many buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of an attractive vista and this affects the integrity of its group value. The above mentioned repairs and maintenance guidance (at [www.bradford.gov.uk/repairs](http://www.bradford.gov.uk/repairs) ) provides

advice to homeowners who wish to repair or restore their old house.

- **Street Improvements** – the street spaces within the conservation area are integral to its special interest, but the surfacing of roadways and pavements does not reflect this special interest. There is potential for future highway maintenance and improvements to use appropriate materials and detailing to enhance the character and appearance of Eldwick Beck.
- **Design Guidance** – much of the character of Eldwick Beck Conservation Area is derived from the organic growth of the hamlet, creating an unusual layout of buildings, which themselves are different shapes, masses and heights. It is therefore critical that any development in the conservation area complements the qualities of the conservation area. Design guidance for new build, extensions or other features such as garages would ensure that new development would be sympathetic to its surroundings. The guidelines given in section 10.2 of this assessment are a starting point.
- The designation of a conservation area at Eldwick Beck would mean that the Replacement Unitary Development Plan policies which aim to protect and enhance the special interest of conservation areas (listed in Appendix 2 of this assessment) would be applicable to any works requiring planning permission. The Design and Conservation team will also be formally consulted on any applications within or affecting the setting of Eldwick Beck and this assessment document will be a material consideration in determining these planning applications.

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#### 11.4 Conservation Area Boundary

The Conservation Area boundary covers the former industrial core of Eldwick Beck and the adjacent areas of older farm buildings to the east and later suburban dwellings to the west where they form a coherent area of special interest. The conservation area status has a distinctive character which in the opinion of the Design and Conservation Team should be protected by conservation area status.

It is felt that the inclusion of any historic buildings to the north, east and southeast do not physically form part of the hamlet and do not relate to its historical development. Furthermore these building lie some distance outside of the built up area of Eldwick and are protected by Green Belt designation. A few of these outlying buildings, like the barn at Cropper Fold, Cragg Wood Farm and Eldwick hall are

already protected above and beyond protected that conservation area status could bring by virtue of being Listed Buildings.

The narrow glen which contains Loadpit Beck is predominantly a natural environment rather than a historical one and does not strongly relate to the built up core of the village. The eastern side is already protected by Green Belt designation.

To the southwest and west of the area it was felt that what historic buildings there were too widely dispersed among later suburban houses of little or no interest. In addition many of the historic buildings have been inappropriately altered. It was felt that by extending the conservation area in these directions, the overall level of special interest would be diluted.



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## Glossary of Architectural Terms

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|                                     |  |                              |   |
|-------------------------------------|--|------------------------------|---|
| <b>Art Deco</b>                     | A style fashionable during the 1920s and 30s based on geometric shapes and patterns. In this District it is usually only found in glazing.   | <b>Cill</b>                  | The horizontal feature at the bottom of a window or door which throws water away from the face of the building.   |
| <b>Arts and Crafts</b>              | A late 19 <sup>th</sup> and early 20 <sup>th</sup> century style which aimed to be a modern national style which was not based on historical styles. It is typified by gables, overhanging roofs, the use of traditional materials and crafts to produce ornate windows and <b>bargeboards</b> , and buildings being fully or part rendered. | <b>Coped Roof or Coping</b>  | Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copings can be made of any material which does not absorb water.  |
| <b>Ashlar</b>                       | Stone which has been worked to give a smooth surface.  | <b>Cornice</b>               | The top course of a wall which sometimes might be <b>moulded</b> and/or project forward from the wall.  |
| <b>Bargeboards</b>                  | Boards fixed to the gable ends of buildings, originally to protect the ends of the roof structure of thatch but were used in Victorian times onwards as a decorative feature.  | <b>Coursed Stone</b>         | Type of wall created by the layering of stone in an irregular horizontal bed of mortar.   |
| <b>Bays</b>                         | The number of openings along a horizontal line across the elevation of a building.   | <b>Cruciform mullions</b>    | <b>Mullions</b> that run vertically and horizontally to create cross shapes.  |
| <b>Bay window</b>                   | A window which projects beyond the face of the elevation. Typically at ground floor but can be 2-3 storeys high.   | <b>Dentil</b>                | A small projecting rectangular block forming a <b>moulding</b> usually found under a <b>cornice</b> . Usually in rows.  |
| <b>Canted Bay Window</b>            | A bay window with angled sides.  | <b>Dormer Window</b>         | A dormer window is any window which projects from the slope of a roof.  |
| <b>Casement Window</b>              | A window which opens on side hinges.   | <b>Drip mould</b>            | A horizontal <b>moulding</b> on the side of a building designed to throw water clear of the wall.   |
| <b>Castellated</b>                  | Where a wall top has the regular stepped or battlemented profile found along the tops of castle walls.   | <b>Fanlight</b>              | A small window or light over a door. They are not necessarily fan shaped.   |
| <b>Catslide Dormer</b>              | A dormer window with a roof that is simply a shallower projection of the main roof.  | <b>Fenestration</b>          | The layout of windows on an elevation of a building.  |
| <b>Chamfer &amp; Double Chamfer</b> | A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees. If two opposite corners are cut back it is said to be a double chamfer.   | <b>Finial</b>                | The topmost decoration, often found at the apex of gables or the tops of towers or spires.  |
|                                     |  | <b>Gable</b>                 | The vertical part of a wall closed in between the roof slopes.  |
|                                     |  | <b>Georgian Architecture</b> | A general style of building from c.1714-1830 where Roman and Ancient Greek architecture provided the basis of creating simple but balanced, well proportioned elevations which are often symmetrical. It incorporated <b>sash windows</b> . |

|                             |   |                       |   |
|-----------------------------|---|-----------------------|---|
| <b>Gothic arch</b>          | A pointed arch. A common detail of <b>gothic</b> architecture.  | <b>Pitch faced</b>    | Stonework that has been worked so that the face of the stone projects like the ridge of a roof. It is intended to give a natural, rock-like effect.   |
| <b>Gothic Revival</b>       | A Victorian revival of the Gothic style of architecture dating from the 12 <sup>th</sup> to 16 <sup>th</sup> centuries. Characterised by pointed arch openings and traceried windows. | <b>Quoin</b>          | The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.   |
| <b>Hammer dressed stone</b> | Stone that has been hammered to give a vaguely flat brick-like face.  | <b>Regency Sash</b>   | A type of <b>sash window</b> commonly used toward the end of the <b>Georgian</b> period where each sash is divided vertically into three panes.   |
| <b>Hipped roof</b>          | A roof without gables so the roof has pitches in all directions. The ends of the roof are sloped rather than vertical.  | <b>Reveals</b>        | The collective name for the stonework that frames an opening such as a window.  |
| <b>Hoodmould</b>            | A projecting <b>moulding</b> over an arch or <b>lintel</b> designed to throw off water, as dripstones. They can be quite ornate.  | <b>Saddlestone</b>    | The stone at the apex of a gable.   |
| <b>Impost</b>               | The slightly projecting stone from which an arch springs.   | <b>Sash window</b>    | A type of window where the window frame - or sash - slides open and is not hinged.  |
| <b>Jamb</b>                 | The vertical part of a door or window which supports the <b>lintel</b> .  | <b>Segmental arch</b> | An arch which is not semi-circular, and is less than half of a semi circle, so the arch is in effect only a segment or arc of a circle.   |
| <b>Keystone</b>             | The stone at the crown of an arch.  | <b>Vernacular</b>     | A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose built by local craftsmen. |
| <b>Kneeler</b>              | Stone at the end of the <b>coping</b> at the gable end of a roof which projects over the wall below. Usually <b>moulded</b> or carved.  |                       |   |
| <b>Lintel</b>               | Horizontal beam bridging an opening in a wall.  |                       |   |
| <b>Margin Lights</b>        | Small panes of glass, usually coloured found around the edges of some windows as a form of decoration.  |                       |   |
| <b>Margins</b>              | Margins frame an opening. Most project forward from the wall.   |                       |   |
| <b>Moulding</b>             | The profile given to any feature which projects from a wall.  |                       |   |
| <b>Mullion</b>              | A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.  |                       |   |
| <b>Muntin</b>               | The central vertical timber in a panelled door. The name also refers to double doors which meet at the muntin.  |                       |   |
| <b>Occulus</b>              | A small circular window.  |                       |   |

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## Further Reading

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### Historical Resources

Dodd, E (1958) *Bingley*

Mirfield, A (2003) *Eldwick: A Village oft Removed*

Mirfield, A (1985) *Eldwick in Times Past*

### Architecture

Grieve, N (2001) The Urban Conservation Glossary  
<http://www.trp.dundee.ac.uk/research/glossary/glossary.html>

### Planning Policy

City of Bradford Metropolitan District Council  
(2001): Bradford Replacement Unitary Development  
Plan.

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

## Contacts

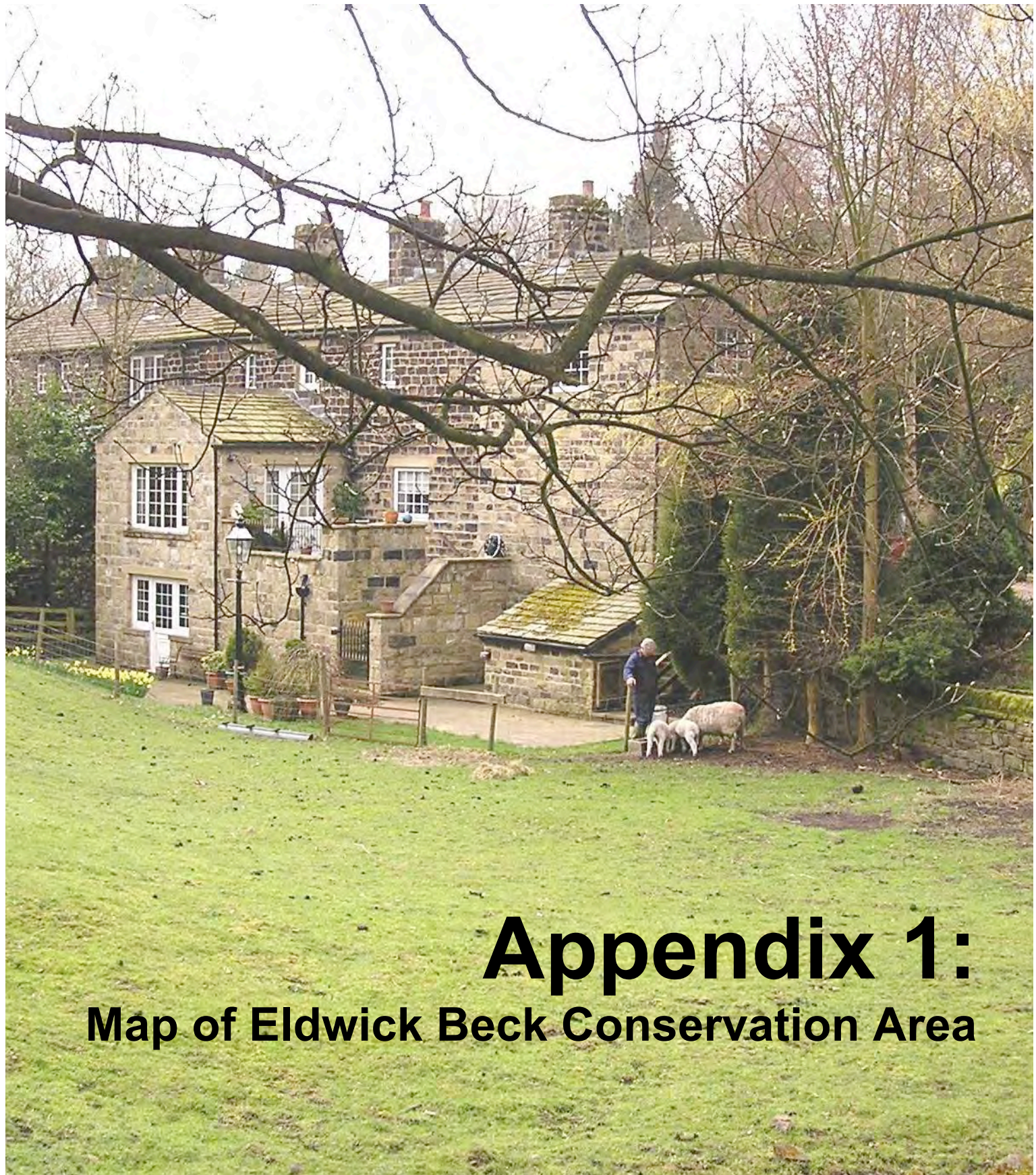
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To register your comments or for further information  
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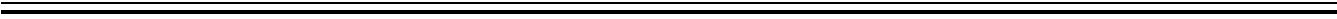




# **Appendix 1:**

## **Map of Eldwick Beck Conservation Area**







# **Appendix 2:**

## **List of Listed Buildings in Eldwick Beck Conservation Area**





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## Appendix 2: List Descriptions of the Listed Buildings in Eldwick Beck Conservation Area

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### Grade II

#### **Nos 1-5 Eldwick Beck 495362 II**

House, formerly 3 cottages, c.1650, C20 alterations, in dressed, partly coursed stone under a stone slate roof with one surviving ridge stack, stone dressings and some quoins.

PLAN: Each is a single cell, two storey unit, under a single roof, now joined and with some internal subdivisions.

EXTERIORS: Front (south) elevation has, from left to right, 4-light window with 1 stone mullion (probably 3 originally), 2 doors, 4-light stone mullioned window, door and 3-light stone mullioned window. First floor from left to right has 4-light window, single light window above middle door, and 2 4-light stone mullioned windows. All the mullions are flat-faced, and the door surrounds are single narrow stones. There is a suggestion of quoining between the (right hand) end and middle cottage. At the left end, where the cottages are attached to a later building, there are the remains of a former chimney stack against the gable end wall of the adjoining building which encroaches over the cottage at roof level.

Rear (north) elevation is cut into the rising ground at its right end. There is a variety of windows irregularly spread across ground and first floor, none with stone mullions but all with wooden casements. Heavy quoins at the junction of the end and middle cottage, and on the corner of end cottage. Indications of a first floor opening, possibly a doorway, in the stonework of right hand cottage. Gable end has a small first floor single light, and one 3-light stone mullioned window at ground floor.

To the right is a C21 door and window, with stone infill, replacing C20 garage entrance.

INTERIOR: End cell ground floor is divided into 2 rooms, with external doors to each room, and connecting door to next room. The window to the gable end is mullioned but not original. Middle cell is

undivided at ground floor, and has a single chamfered spine beam. A fireplace is set against the wall to the end cell, with stone slab surround and a vertical chimney breast with no mantel, with a wooden beam set above the fire surround. A wooden dog-leg staircase to the rear with small stair window, and lobby to front door which also interconnects to next cell. Left-hand cell subdivided: larger room to front with large spine beam with mortises for former joists and irregular chamfer. Fireplace against back wall similar to the other, but not functional. Small room to rear with stone stair to half landing occupied by a toilet with a small window to the rear. Various fragments of timber in walls of both rooms, including double lintel beams above original window to front. First floor has single staircase leading to 3 bedrooms and bathroom; further bedroom and en-suite reached through middle room. Front end bedroom has non-functioning fireplace on gable end wall, and left end bedroom has the same. Closets in each end cell correspond in shape and size to stair space in middle cell. Other timber fragments in walls, and double lintel beams in front windows. Roof space is divided into 3; no trusses, but 2 purlins to each side and common rafters throughout. Rafters all C20, and lining between rafters and slates. End cell has C20 purlins; middle and left end cells have a mix of C20 and C17/18 purlins. End and middle cells have C20 steel ties between the upper purlins to prevent spread, and the middle and left end cells have struts at intervals.

HISTORY: The cottages are first mentioned in Bingley Parish Book 1653-1694, following the Poor Law Act of 1601 and local Quarter Sessions enactments of 1638, which required parishes to provide for their poor. The cottages were built for the serving poor of the parish, at rents variable depending on their indigency. They remained in the ownership of Bingley Township until at least 1865. A map of 1817 shows them as Eldwick Beck cottages, in a survey and valuation of the Township and Parish of Bingley for the Relief of the Poor, ordered by Justices at Wakefield Quarter Sessions.

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A further valuation in 1865 lists those (plots 336, 337 and 338) as township property. A plan of the locality of 1908 also shows the three cottages. The date of their sale and subsequent conversion to a single property is unknown, but extensive works were carried out in the 1980's, including the insertion of the roof ties to counter spread, and other consolidation work. The windows on the north side of the building all appear to postdate an early photograph which shows two small sash windows at first floor, with a possible mullioned window near the outer end. The ground floor obscured by the rise in ground level.

**SUBSIDIARY FEATURES:** Eldwick Beck, which runs through the grounds of the property to the east, shows evidence in stone-built channels and leats of its former use as a mill stream, feeding the spinning mill that stood to the south and operated for most of the C19.

**SOURCES:**

- Allan Mirfield, "Eldwick A Village Oft Removed", 2003 - - E. E. Dodd, "Bingley", 1958

**SUMMARY OF IMPORTANCE:** 1-5 Eldwick Beck is a group of three cottages, now converted to a single dwelling, with documentary evidence of their existence from the middle of the Seventeenth century. They were built as almshouses and remained in parish ownership until at least the late nineteenth century. As buildings dating to before

1700, there is a strong presumption in favour of listing, as long as they contain a significant proportion of their original fabric. These cottages retain clear evidence of their history as three separate dwellings, as well as original features such as fireplaces and mullioned windows. They have inevitably undergone alterations in the course of their history, but their original plan form can be traced, and their fabric, including stone slate roof, is largely intact.

As a vernacular building group in local traditional style, they meet the criteria for listing in a national context.

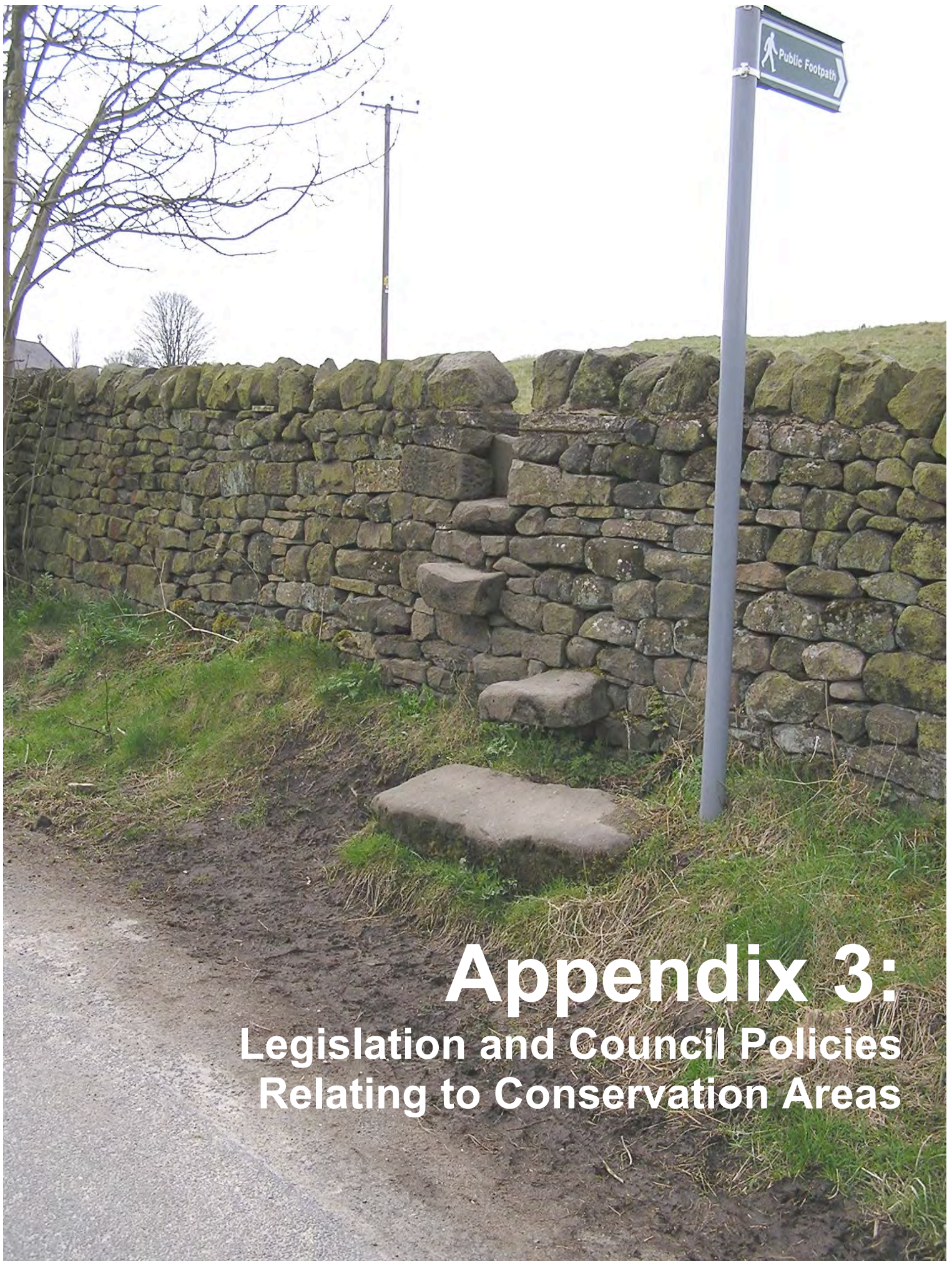
### **Spring Farmhouse**

#### **Spring Lane**

#### **Eldwick Beck**

House. Initialled and dated "BF 1772". Hammer-dressed stone, dressed quoins, stone slate roof. 2 storeys. 2-cell central direct-entry plan, double-depth. Doorway has tie-stone jambs and date plaque set above lintel. To either side a 4-light flat-faced mullioned window, with slightly recessed mullions, to each floor. Gable stacks. Attached to left is added cell with 2-light window to 1st floor and C20 lean-to covering ground floor. Rear has two 2-light windows to ground floor and 2 of 3 lights above. Set between is small stair-window with arched head and keystone.





# Appendix 3:

## Legislation and Council Policies Relating to Conservation Areas



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

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

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

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

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- 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's **Replacement Unitary Development Plan** (2005) forms the basis of decision making on planning applications in the district. The RUDP has the following policies relating to conservation areas:

#### **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 preserve or enhance the character or appearance 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 be permitted on buildings without a shop front or fascia.*

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**Policy BH9: Demolition within a conservation area**

Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.

**Policy BH10: Open spaces within or adjacent to conservation areas**

Planning permission for the development of important open areas 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 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**

Changes to the public realm within conservation areas must demonstrate that:

- 1) The design, materials and layout of traffic management and parking areas minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.


**Policy BH13: Advertisements in conservation areas**

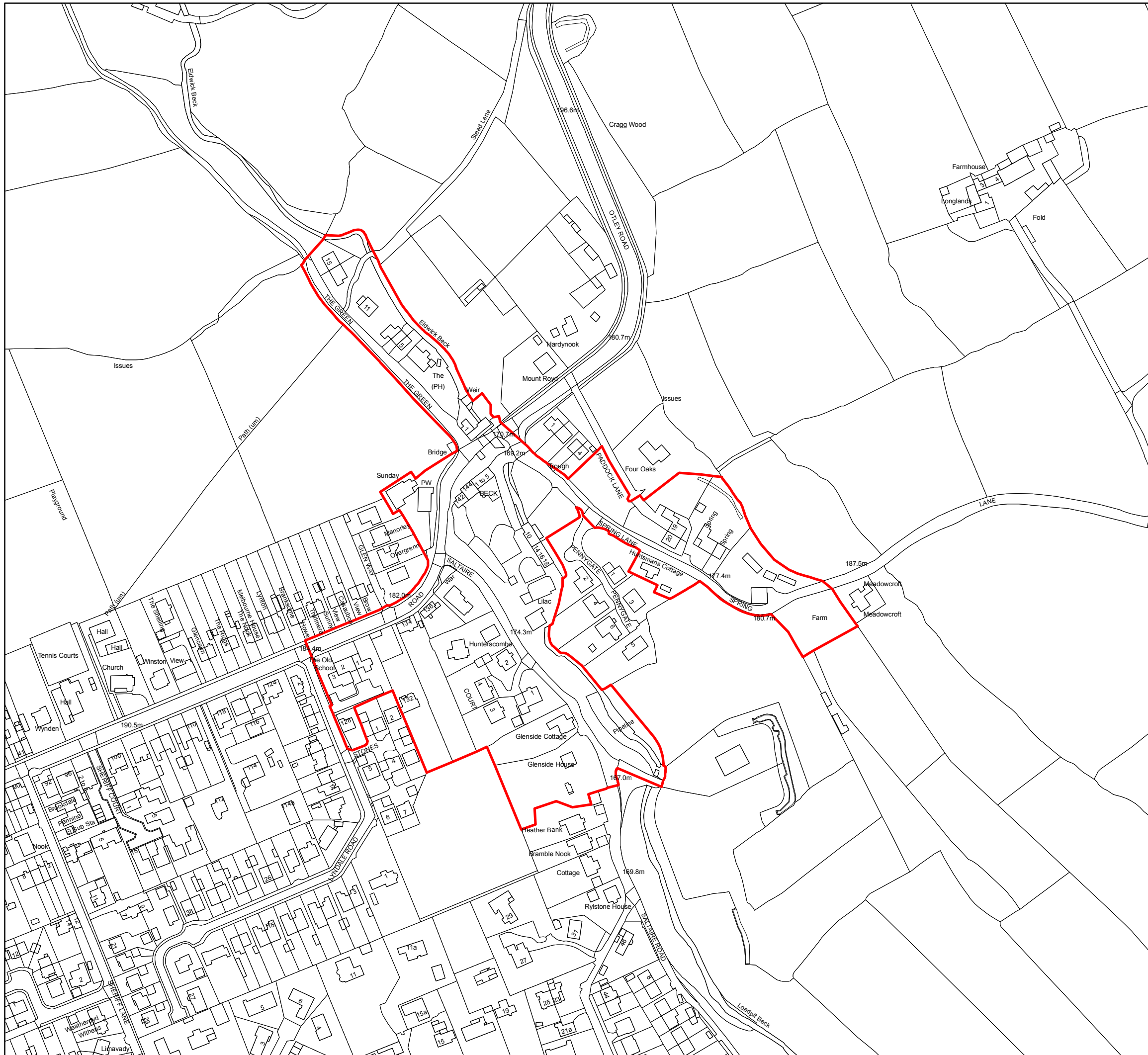
Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 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. Where possible, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.
- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.



# ELDWICK BECK CONSERVATION AREA

 Conservation Area boundary.



DECEMBER 2009

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