

March 2012

Keighley Town Centre



Conservation Area Assessment

City of Bradford MDC

www.bradford.gov.uk

Keighley Town Centre Conservation Area Assessment March 2012

This document is formed of two parts:

Part I

The Keighley Town Centre Conservation Area Review provides a brief summary of the character of the conservation area, an analysis of changes affecting it since the publication of the Keighley Town Centre Conservation Area Appraisal (April 2007) and proposals for its future management.

Part II

Part II, The Keighley Town Centre Conservation Area Assessment, provides an in-depth analysis of the character of the conservation area and the actions necessary for its preservation and enhancement. It updates the Keighley Town Centre Conservation Area Assessment (February 2004) approved by the Keighley Area Committee on 21 November 2013.

Document History

Status: Final

Replaces:

Keighley Town Centre Conservation Area Assessment (February 2004)

Keighley Town Centre Conservation Area Appraisal (April 2007)

Part I

Keighley Town Centre Conservation Area Review

What is a Conservation Area?

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

Conservation area designation brings with it extra controls that cover:

- The demolition of buildings and boundary walls
- Alterations and extensions to dwelling houses
- Alterations and extensions to commercial, retail, educational and hospital buildings
- Advertisements
- The installation of satellite dishes on walls, roof slopes and chimneys that face and are visible from highways
- Work to any tree with a trunk of more than 7.5cm in diameter (measured 1.5m from the ground)

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

What is a Conservation Area Review?

A Conservation Area Review forms Part I of a Conservation Area Assessment. It briefly summarises the character of a conservation area and analyses the effect of recent changes. The Conservation Area Review finishes with management proposals that will help to conserve and enhance the area's special character and improve decision making in the future. Greater detail is provided in Part II.

It is best practice in the management of conservation areas to periodically review them.

The following has been undertaken to compile this conservation area review:

- An extensive photographic survey
- An assessment of the contribution that buildings and open spaces make to its character
- A review of the appropriateness of the conservation area boundary
- An assessment of the impact of recent changes has been made
- Map data has been updated
- Issues affecting the conservation area have been reviewed
- Management proposals have been updated

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Contacts and Further Information

Landscape, Design and Conservation Team
Jacobs Well
Manchester Road
Bradford
BD1 5RW

Telephone:
(01274) 433952

Fax:
(01274) 433767

e-mail:
conservation@bradford.gov.uk

Webpages

Conservation homepage:
www.bradford.gov.uk/conservation

Conservation Area Assessments:
www.bradford.gov.uk/conservation

Listed Buildings:
www.bradford.gov.uk/listedbuildings

Repairs and Maintenance Guidance:
www.bradford.gov.uk/conservation

Shopfront Design Guidance:
www.bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/shop_front_spd

Background and Brief History

Keighley Town Centre Conservation Area covers the historic core of the settlement which contains buildings from different eras of the town's history. The following timeline briefly summarises its development.

1086

The first mention of Keighley is as two manors called 'Chicehlai' in the Domesday Book. Over time these manors merge and are owned by the de Keighley family, then the Cavendish family and eventually the Dukes of Devonshire.

1305

Keighley is granted a market charter and a market is regularly held on Church Green until it is moved to a new site (the current Market Place car park) in 1833 and then the present covered market in 1971.

14th - mid 18th Century

Keighley functions as a small market and farming town next to a crossing point over North Beck and between the old greens of the original manors. Development is concentrated around High Street, Church Street and Low Street.

Late 18th / 19th Century

Keighley becomes rapidly industrialised with the first textile mill in Yorkshire being built in the town in 1780, with other mills and workshops quickly following. This growth is helped by improved transportation links such as the Leeds-Liverpool Canal and the turnpike road which includes North Street and Bridge Street in 1786.

Late 19th / early 20th Century

As Keighley grows as an industrial centre, its town centre expands and matures to serve a larger population. Several streets are widened, with Cavendish Street and North Street lined with grand commercial buildings. Keighley Borough is incorporated in 1882, and the development of the town hall, library, county court, police station and magistrate's court follows.

20th / 21st Century

Keighley remains an important commercial, retail and civic centre despite the decline of the local textile and machinery industries and the advent of out-of-town shopping.



61 North Street, one of several fine Victorian commercial buildings on North Street

Key Characteristics

The key characteristics of the conservation area are as follows:

- Large ornate Victorian commercial and civic buildings along the main thoroughfares and smaller, often vernacular, buildings along the side streets
- A street pattern with a mixture of planned and organic elements
- Terraced development following and emphasising the shape of streets
- Mix of building and land uses
- Traditional natural building materials
- Vibrant town centre with busy main streets and quieter side streets
- High density of development interrupted only by broad streets and a few important civic spaces



Clockwise from left:
Stone multi-storey commercial buildings on North Street
Traditional roofscape on North Street
Vernacular buildings following the line of Church Street
Vernacular buildings along High Street



Summary of Important Features and Details

The key features and details which contribute towards the character and appearance of buildings and streets within the conservation area are as follows:

- Original / traditional architectural detailing to houses reflecting local vernacular style or past architectural styles, in terms of: form, roofscape, chimneys, stonework, openings, joinery, windows and doors. These all vary according to building age and style.
- Traditional shopfronts
- Railing and wall details to key buildings
- Stone street surfaces (where these remain in situ)
- Lack of alteration / modern engineering to some streets
- Peaceful, secluded character of side streets and the North Beck area
- Group value of Victorian commercial and civic buildings



Top left: Town Hall Square is a prominent green space with a listed war memorial

Top right: The Picture House on North Street is a good example of an early faience clad cinema

Bottom left: Ornate stonework and traditional sash windows

Bottom right: Traditional shop front on Church Street

Building Character Audit Score = 70 out of 100

- Each historic building in the conservation area originally had features and details which are important to the historic character and appearance of the building and wider area
- The score of each building is based on an assessment of the retention or appropriate replacement of important

features and details (refer to Part II 'Current condition, threats and opportunities' on page 50 for further details)

- Features assessed include: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account

- Only residential and retail buildings built prior to 1956 are scored
- 318 properties were assessed for the purpose of the study; this is 87% of all properties within the conservation area
- The listed buildings had an average score of 83 out of 100

The breakdown and analysis of the building character audit highlights which features and details are being retained or appropriately replaced and which are being lost or unsympathetically altered. This information, along with an assessment of the streets and open spaces, feeds into the following strengths, weaknesses, opportunities and threats analysis.

Strengths

- A high proportion of the buildings retain a significant number of features and details, particularly the listed buildings
- Vibrant town centre character with a range of activities in different building types
- Busy main streets and quieter side streets
- Many buildings along the main thoroughfares of North Street and Church Street retain a great deal of their original character
- The street pattern has changed very little
- The successful re-use, and adaptation of many buildings
- Significant areas of traditional streetscape materials are still in situ
- Key open spaces maintain their traditional character
- A high proportion of buildings retain traditional roofing materials and stone elevations
- Lack of modern engineering to some streets
- A significant number of buildings retain traditional shopfront details
- Mature and semi-mature street trees along main thoroughfares



Well maintained traditional shopfront on Church Street with appropriate signage

Weaknesses

- Some streets with below average authenticity scores are among the conservation area's most prominent thoroughfares - High Street and Low Street
- A significant proportion of traditional shopfronts have been drastically modernised or removed entirely
- Modern and inappropriately altered traditional shopfronts are fairly common and are detracting from the street scene
- Inappropriate shop signage is common. Signs are often too big, badly placed and made from poor quality materials, and do not complement the style of the buildings
- The painting and/or rendering of stonework and inappropriate mortar, pointing, stone cleaning and clutter are undermining the group value of buildings
- The widespread alteration of chimneys is impacting on the skyline of the conservation area
- Many windows have been replaced with inappropriate modern examples
- There are a number of vacant or underused buildings within the conservation area
- The roofscape has been damaged by the removal of chimney pots and the lowering of chimney stacks
- Many cast iron down pipes have been replaced with PVC down pipes
- High volumes of traffic pass through North Street, creating a noisy, smelly environment and a barrier for pedestrians wishing to cross the road.



Opportunities

- The reinstatement of historic building features and some Yorkshire stone pavements in North Street, Church Street, High Street and parts of Low Street and Bridge Street will be carried out through the Townscape Heritage Initiative
- Vacant and underused buildings and sites will be brought back into use through the Townscape Heritage Initiative
- Better decisions should be made by property owners and the Local Authority, which are informed by the Conservation Area Assessment and advice from the Landscape, Design and Conservation Team
- Use of the 'Repair and Maintenance Guidance' should help property owners make better informed decisions
- The Landscape, Design and Conservation Team will promote awareness of the historic environment in Keighley town centre through the Townscape Heritage Initiative, along with historic skills and maintenance training for local contractors, property owners and residents
- Use of the 'Shopfront Design Guidance' should improve the quality of planning applications and decisions involving shopfronts
- Use of planning enforcement powers will address unauthorised works that detract from the character and appearance of the area
- The relocation of Keighley College could lead to the redevelopment of the existing college site. This redevelopment should uphold the conservation area's vitality and enhance the character and appearance of the area. If the existing building is demolished, an appropriate building is essential in this high profile location
- The development or enhancement of land on Water Lane and improvements to Beck Street
- Traffic management measures within Keighley may help to reduce congestion on North Street.

The Arcade on North Street will be refurbished through the Townscape Heritage Initiative



Threats

- The continued removal of traditional features and details from buildings, particularly windows and shopfronts
- The failure of decision makers to identify the character of the conservation area as a priority when dealing with works that will affect the local scene
- A lack of awareness by decision makers of the importance of the historic built environment
- Loss of historic street surfaces and traditional character of the public realm
- Continued vacancy and under use of buildings and sites, partially due to the movement of the retail offer to other areas of the town and the decline of town centre shopping
- Continued prioritisation of traffic over pedestrians on North Street creating a barrier for pedestrians who wish to cross the road resulting in decline on the west side
- Neglect by property owners who do not maintain their buildings
- The continued use of inappropriate shop signage
- The introduction of security measures, such as inappropriate external shopfront shutters
- The current high price and poor availability of good quality stone slate, which is needed to repair roofs, threatens the longer term future of many roofs
- The potential benefits of known future major redevelopments in the conservation area (such as Water Lane and the Keighley College site) are not fully realised
- The erosion of sandstone which is accelerated by the inappropriate use of cement rich mortars and strap pointing
- The theft of metal from buildings, and stone from the public realm
- The risk of major damage caused by fire in vacant buildings
- A lack of skilled contractors with an understanding of historic buildings



Vacant and poorly maintained buildings on Chapel Lane



Buildings in poor condition on Beck Street

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2007 are detailed below

Changes affecting the Conservation Area

New Development



The Grade II listed former police station, North Street has been converted into a café, bar, events venue, museum and offices. Original features on the exterior of the building have been restored.

POSITIVE



Central Hall, Alice Street was a vacant derelict building, and it was renovated to a high standard, retaining many original features. It is now a venue, café and offices and a hub for start up businesses.

POSITIVE



The windows in the **Grade II listed mosque** (former community centre) on Albert Street have been replaced with UPVC windows without consent.

NEGATIVE

Lesson: Property owners need to be aware of when their works do and do not require listed building consent. If a listed building consent application had been made, the original windows could have been conserved or replicated.



The Lord Rodney public house was demolished due to major structural defects, and a replica of the building constructed in its place. The new building is entirely in keeping with the conservation area and is in fact a showpiece of modern construction in a traditional style.

POSITIVE

A number of shopfronts have been improved including:

7 Bow Street: refurbishment including a new traditional style canopy

14 Church Street: restoration of a historic shopfront, including the traditional timber external shutter. The first floor window has been replaced with a sash window

12-14 Market Street: the removal of Dutch canopies

64 North Street: the previously vacant shop has been let, and the shopfront has been painted a traditional colour

POSITIVE



The first floor sash windows of **21-23 Bridge Street** (above) have been replaced with UPVC windows and the existing shopfront has been clad. A large intrusive sign has been fitted which does not reflect the proportions of the shop, and detracts from the character of the building.

NEGATIVE

Lesson: Property owners need to be aware of when their works do and do not require planning permission. Greater consideration needs to be given to the overall appearance of a building and its contribution to the wider area, particularly in a high profile location such as this.

Building Vacancy

The following buildings were vacant when the Conservation Area Appraisal (April, 2007) was written but have since been brought back into use:

- 2 Albert Street
- Central Hall, Alice Street
- The Lord Rodney, Church Street
- 32-34 Church Street
- 46 Church Street
- 47 Church Street
- 48 Church Street
- 16 Cooke Street
- 38 High Street
- 14 Low Street
- 3 North Street
- 26 North Street
- Police Station, North Street
- 64 North Street
- 68 North Street

POSITIVE CHANGE



68 North Street

The following buildings have become vacant since the writing of the Conservation Area Appraisal:

- 4 Campbell Street
- 100 Cavendish Street
- 33-35 Church Street
- 65-67 Church Street
- 7 North Street
- 11 North Street

- 13 North Street
- 22 North Street
- 28 North Street
- 30 North Street
- 37 North Street
- 41 North Street
- 81-83 North Street
- 10 High Street
- 42 High Street

CONCERN



7 North Street

The following buildings were vacant at the time of the last Conservation Area Appraisal and remained vacant at the time of this review:

- 3 Chapel Lane
- 5-9 Chapel Lane
- 14 Church Street
- 39 Church Street
- 14 Market Street
- The Market Arms, 38 Market Street
- 1 North Street
- 15 North Street
- 17 North Street
- 57 North Street

CONCERN

Trees and Open Spaces

A number of trees have been removed since the last appraisal as part of a scheme to improve Church Green. Alongside this work the Green has been levelled to create a more usable space. The result is an area suitable for events, with greatly improved views of the historic buildings and streets.



Above: Church Green before the improvement scheme



Right: Church Green after the improvements

Works to Highways

The existing road and pavement on Church Street, adjacent to Church Green, has been lifted and re-laid with traditional York stone flags and setts. Phase One of this scheme has been completed since the last report, and Phase Two is due to commence as part of the Keighley Townscape Heritage Initiative.



Partial improvements to Church Street

Review of Boundary

The boundary has been reassessed and there are no changes proposed at this time.

Management Proposals

The overall aim of the conservation area management proposals is to preserve and enhance the character of the conservation area. The management proposals are a tool to aid decision making and ensure that all works to buildings, spaces and highways within the conservation area and those affecting its setting make a positive contribution to its character and sense of place.

The objectives of the management proposals are based on the issues identified in the Keighley Town Centre Conservation Area Assessment (February 2004) and prioritised by members of the community who took part in the Keighley Town Centre Conservation Area Assessment public consultation (2013).

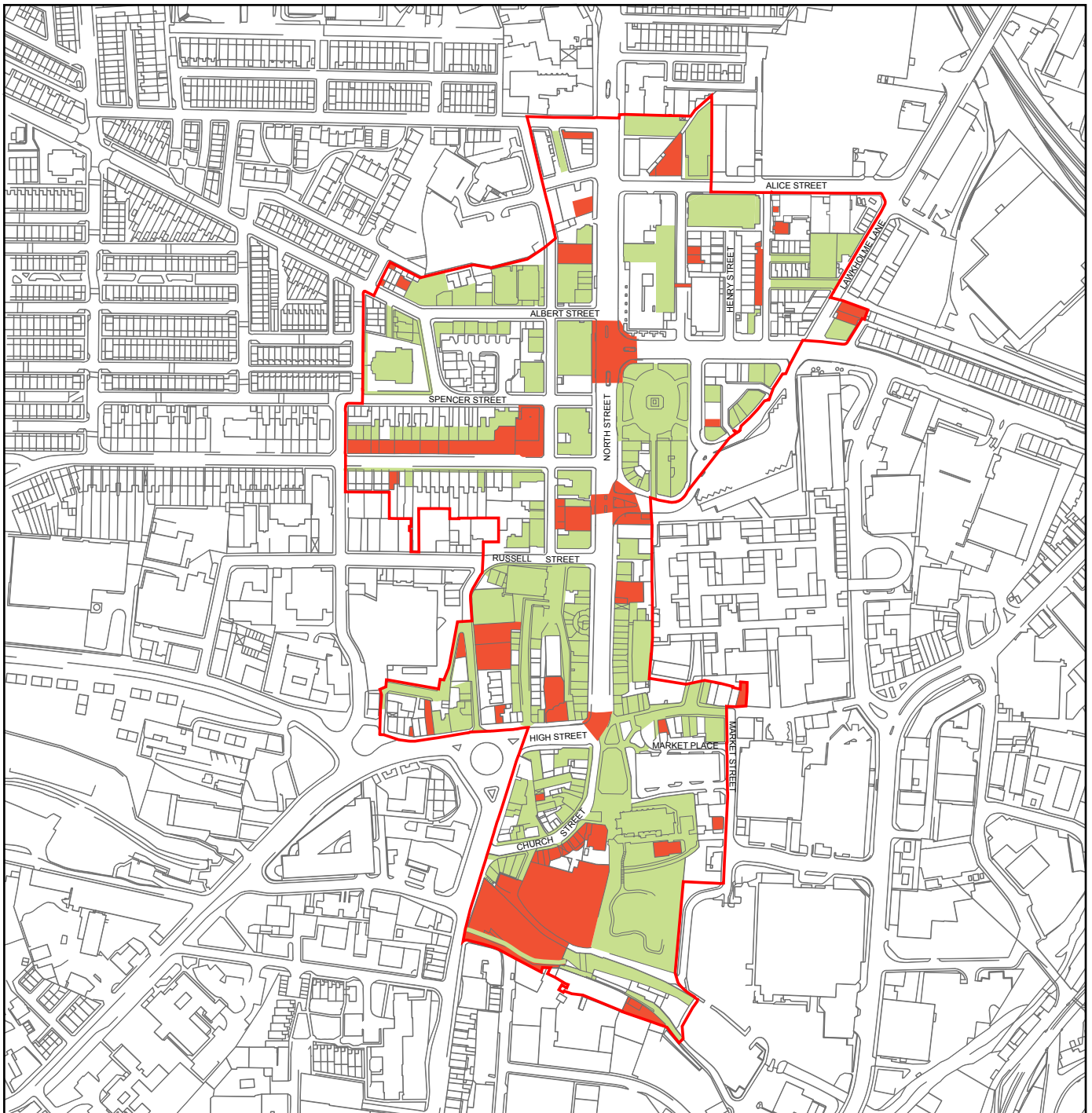
	Objective	Actions	Timescale
1	Improve traffic management in Keighley town centre	<ul style="list-style-type: none"> Landscape, Design and Conservation Team to work with Highways Design team to make the through routes in the conservation area more pleasant for pedestrians and motorists 	Ongoing
2	Retain the commercial activity in Keighley town centre. Ensure all investment is contributing to the character of the conservation area and its activities	<ul style="list-style-type: none"> Encourage property owners to bring vacant floor space within buildings back into use through the Townscape Heritage Initiative Landscape, Design and Conservation Team to encourage appropriate reuse of buildings and offer advice and support Maintenance of links and discussions between Landscape, Design and Conservation Team and partners within and outside the Council 	2012-2015 Ongoing Ongoing
3	Promote good quality new development	<ul style="list-style-type: none"> Landscape, Design and Conservation Team to continue to promote high quality new design through a close and consistent relationship with the planning process 	Ongoing
4	Improve the quality and amenity value of the public realm, open spaces and highway materials in Keighley Town Centre	<ul style="list-style-type: none"> Closer working relationship between Landscape, Design and Conservation Team and other Council Departments Reinstatement of Yorkshire stone flags to pavements on North Street, High Street and Church Street as part of the Townscape Heritage Initiative 	Ongoing 2012-2015
5	Retain important trees	<ul style="list-style-type: none"> Liaison between Landscape, Design and Conservation Team and the Tree Officers 	Ongoing
6	Preserve and enhance features and details that contribute to the character of Keighley Town Centre	<ul style="list-style-type: none"> Building repairs and architectural reinstatements carried out through the Townscape Heritage Initiative Guidance for the repair and maintenance of historic buildings is available on the Council's website and at Council offices Possibility of using Article 4 (2) directions subject to public consultation to control some minor developments to dwellings 	2012-2015 Ongoing Subject to further consultation
7	Address illegal works to listed buildings and unauthorised development within the conservation area	<ul style="list-style-type: none"> Liaison between Landscape, Design and Conservation Team and the Planning Enforcement Team 	Ongoing
8	Reduce street clutter and advertising hoardings	<ul style="list-style-type: none"> Landscape, Design and Conservation Team to work with Highways team to reduce signage and clutter Landscape, Design and Conservation Team to work with the Planning Service to remove unauthorised hoardings and control any new advertisements 	Ongoing Ongoing

9	Landscape, Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Design and Conservation website to be made as informative, user friendly and up-to-date as possible • Press releases, leaflets and forums through the Townscape Heritage Initiative 	Ongoing 2012-2015
10	Improved communication between Council Officers and key partners in the conservation area	<ul style="list-style-type: none"> • Workshops • Communication with local businesses through the Airedale Partnership, Keighley Town Centre Association and the Townscape Heritage Initiative 	As required 2012-2015
11	Retain the traditional scale, proportion and character of the shopping / business areas in Keighley Town Centre	<ul style="list-style-type: none"> • Adopted Shopfront Design Guidance SPD is available on the Council's website • Planning Policy 	Ongoing Ongoing
12	Monitor change loss/gain and feedback to local community and Council Officers working in the conservation area	<ul style="list-style-type: none"> • Landscape, Design and Conservation Team to review Keighley Town Centre Conservation Area and boundary and publish results on the website 	From time-to-time (as resources permit)
13	Monitor planning applications to add value to the historic environment	<ul style="list-style-type: none"> • Landscape, Design and Conservation Team to consult on all applications affecting the conservation area and its setting • Pre-application discussions with property owners through the Townscape Heritage Initiative to ensure good quality design 	Ongoing 2012-2015




Keighley Town Centre
Conservation Area Maps

Keighley Town Centre Conservation Area

Character Contributions



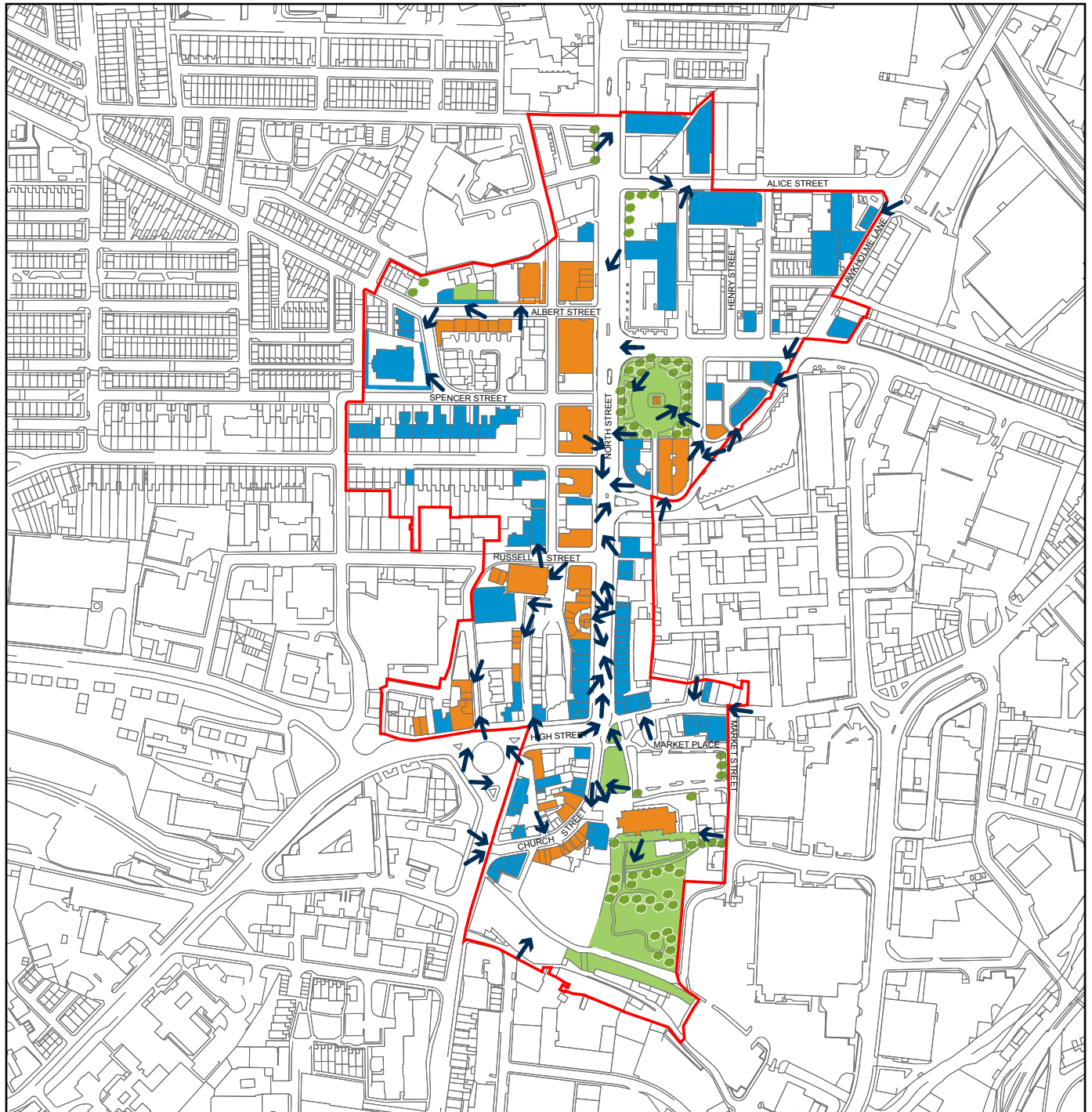
Key

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







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

Keighley Town Centre Conservation Area

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



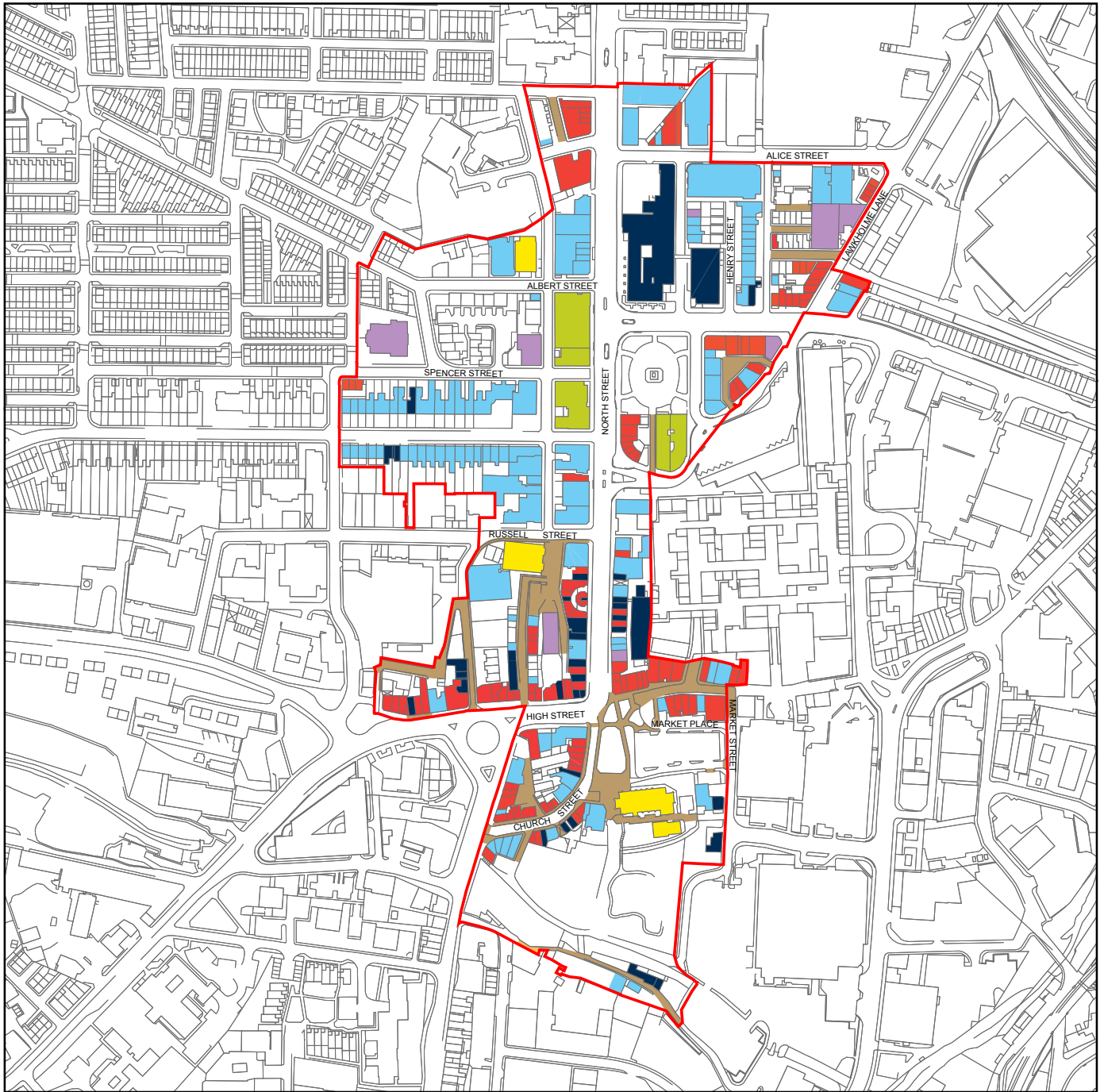
Key

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













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

Keighley Town Centre Conservation Area

Land Use and Highway Materials



Key

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



Part II

Keighley Town Centre Conservation Area Assessment

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Acknowledgements

We would like to thank:

West Yorkshire Archaeology Advisory Service (WYAAS) for providing historical and architectural information about Keighley town centre.

The residents, property owners and people involved in trade and business and other groups based in Keighley town centre, including Devonshire Street Business Watch, who attended the workshop held at Keighley College or sent comments and suggestions to the Conservation Team during the consultation period when the last assessment was carried out in 2004. The input of the local community was fundamental to the drafting of the original assessment.

Introduction

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 are cohesive areas with a discernible character created by the interaction of buildings, streets and spaces and are an irreplaceable component of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review conservation areas and formulate management proposals, from time to time. Designation provides extra control over:

- The demolition of buildings and boundary walls
- Alterations and extensions to dwelling houses
- Alterations and extensions to commercial, retail, educational and hospital buildings
- Advertisements
- The installation of satellite dishes on walls, roof slopes and chimneys that face and are visible from highways
- Work to any tree with a trunk of more than 7.5cm in diameter (measured 1.5m from the ground)

In addition, in exercising its planning functions, the Local Planning Authority is required by law to have regard to the desirability of preserving or enhancing the character or appearance of the conservation area. The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve

its environmental quality. Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands, it is important that this occurs within a framework of controlled and positive management.

What is the purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Keighley Town Centre in order to fulfil its statutory duty to designate new conservation areas, where appropriate, and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Landscape, Design and Conservation Team, which aims to:

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

This document will provide a framework for the controlled and

positive management of change in the Keighley Town Centre 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 makes bids for funding to assist property owners with works to 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.*

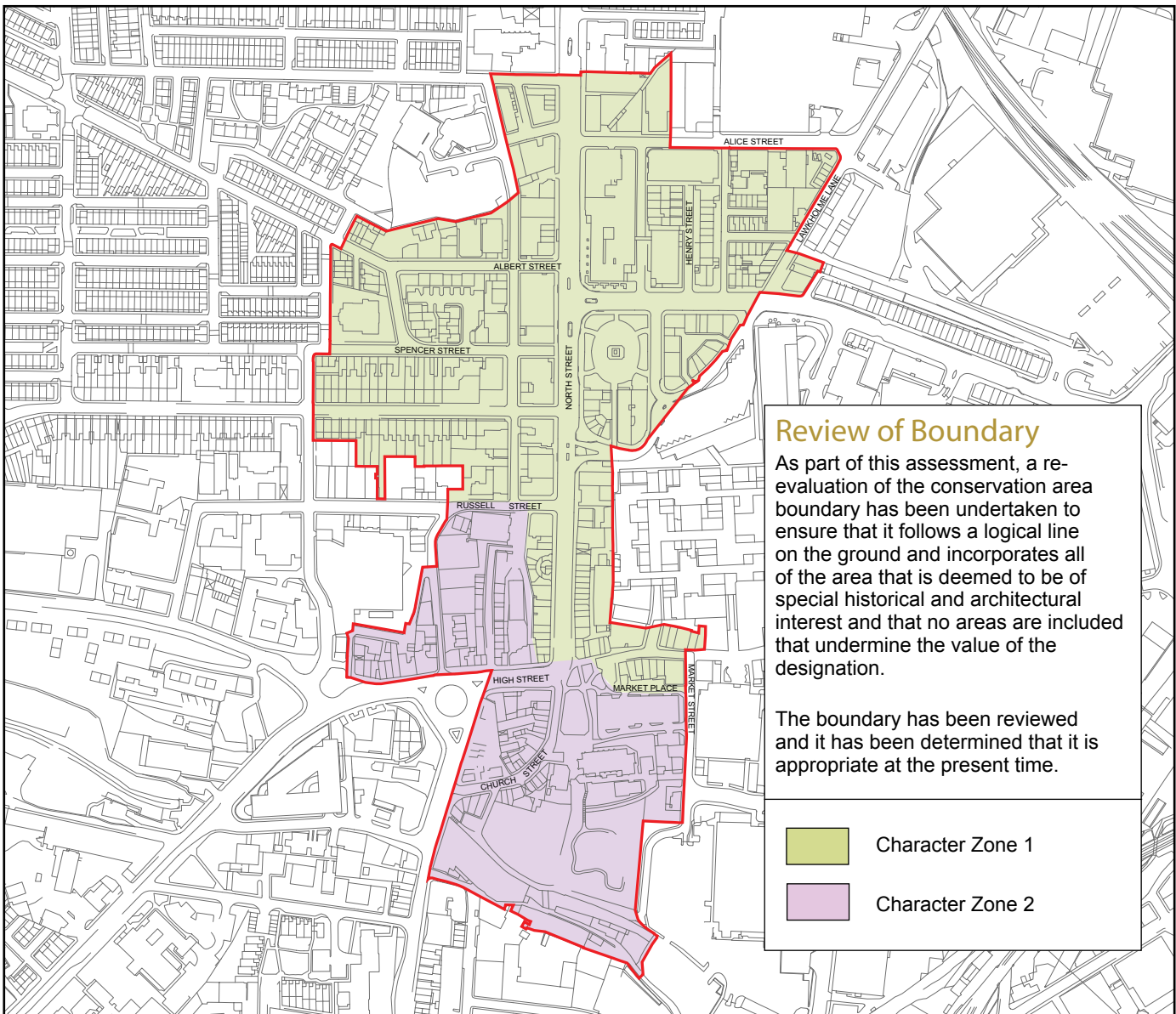
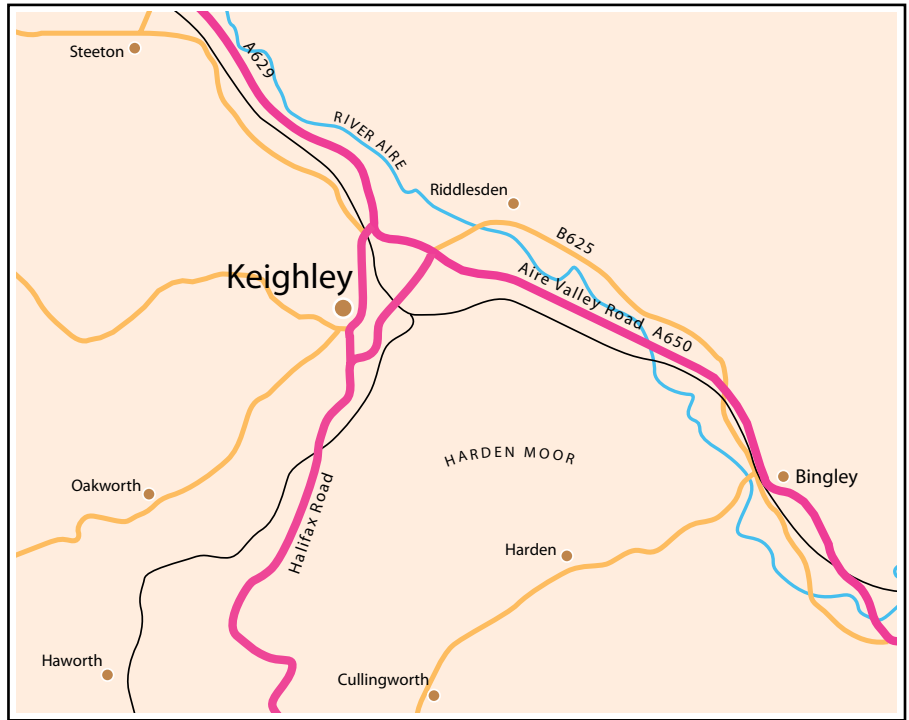
The assessment should be read in conjunction with the saved policies from the Bradford Replacement Unitary Development Plan (2005) and the emerging Local Development Framework along with national planning policy and guidance, particularly the National Planning Policy Framework and any relevant accompanying Practice Guide. Further details of applicable policies is provided in Appendix 3: Legislation and National and Local Policies Relating to Conservation Areas.

When was the Conservation Area originally designated?

Church Street Conservation Area was originally designated in 1973. Temple Street Conservation Area was designated in 1978. A review of the boundaries of Church Street Conservation Area and Temple Street Conservation Area was undertaken in 2001-02. The idea of joining Church Street and Temple Street conservation areas and naming the resultant designation Keighley Town Centre Conservation Area was supported by members of the public who took part in the consultation on the Conservation Area Assessment. The new boundary of the merged, extended and renamed Keighley Town Centre Conservation Area was adopted in February 2004.

Location

Keighley Town Centre Conservation Area centres on the historic core of Keighley, which is situated in a valley near the confluence of the Rivers Aire and Worth. The conservation area incorporates the historic core of the town along with later alterations made in the nineteenth century when the town expanded rapidly during the industrial revolution.



History and Archaeology

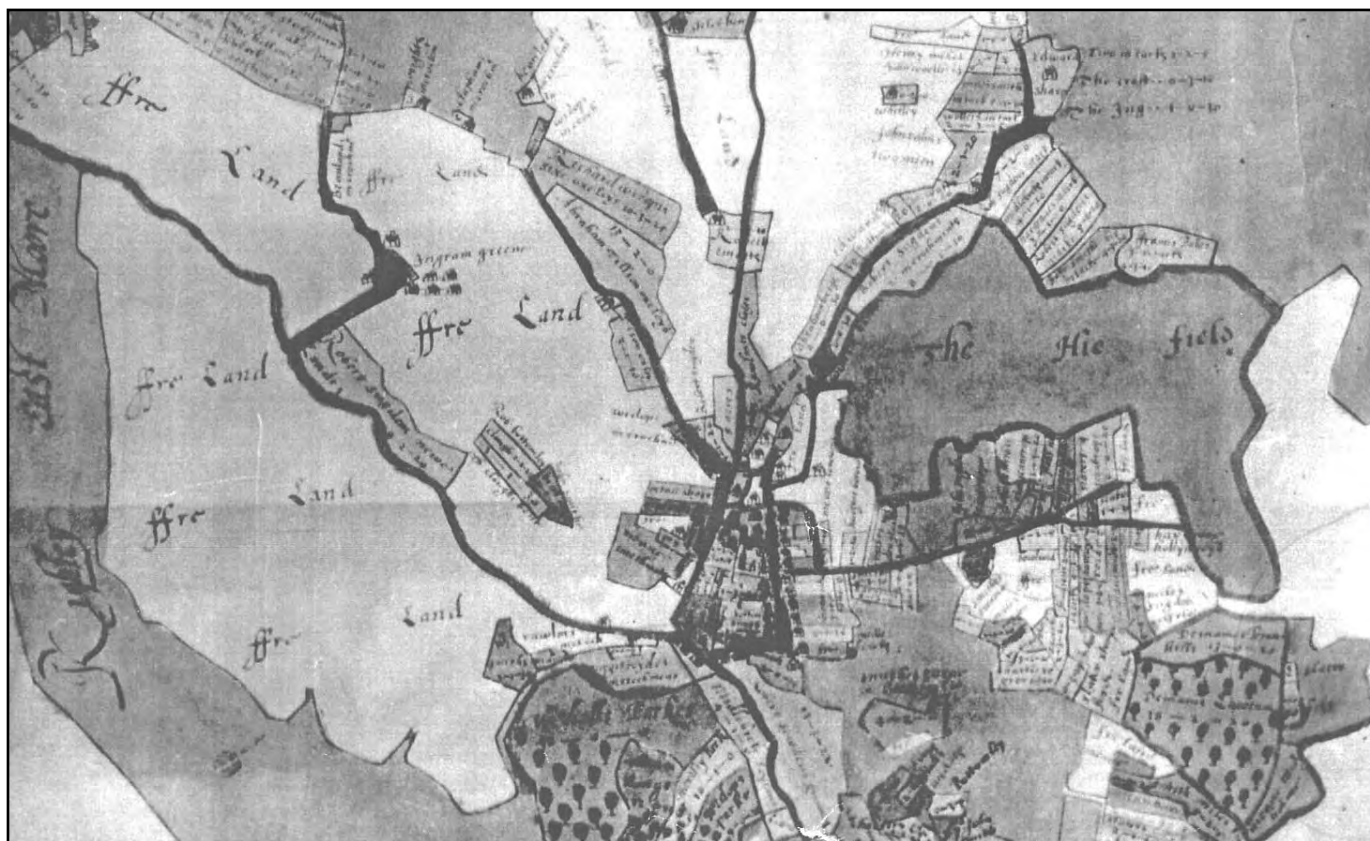
Summary of the historical interest of Keighley Town Centre Conservation Area

The conservation area is of particular local interest as it effectively charts the development of the town and records its nineteenth century wealth and prestige. The structure of the conservation area itself has remained very much unchanged since the turn of the nineteenth / twentieth century.

To the south, the early street pattern of the settlement is retained, testifying to early thoroughfares through the region. The **High Street** area was the site of the earliest settlement and some of its historic features, such as the market and corn mill were situated in the vicinity. Some relics of this bygone age survive, such as the fragment of the market cross and the location of the church.

The buildings of the conservation area testify to the wider trends of the Victorian period, which culminated in a rapid period of urbanisation and unprecedented technical, social, economic and religious changes that transformed the country into a great colonial power.

The **North Beck** remains a visible part of the conservation area designation. It is a particularly important historical element of the town, as not only did it play an important part in the original siting of the settlement, but also provided the original power source for its nineteenth century industrialisation.



William Senior's map of Keighley (1612)

Medieval / Pre-17th Century Keighley

Keighley Town Centre Conservation Area centres on the historic core of Keighley, encompassing its oldest buildings and early street layout and charting its progression from a small agricultural settlement to a distinguished Victorian industrial town.

The settlement originated where the River Aire meets the River Worth, now to the south-east of the town centre. These watercourses provided an important water source on which the siting of the early settlement was no doubt dependent, and they remain a visible component of the town today, particularly **North Beck** which is on the southern boundary of the conservation area. There is no clear indication of when the settlement was initially established, and details of its early development are vague. Bronze and Iron-Age earthworks and stone circles, and the tools of prehistoric flint workers, are found in the surrounding moorland and testify to early habitation in the area but do not relate directly to Keighley itself. A prehistoric cup and ring found in the Upwood near Keighley is usually displayed in the town on **Bow Street**, close to the junction with **North Street**. The Domesday Book (1086) provides the first documentary evidence of a settlement on the site. At that time 'Chicehlai' comprised of two manors. Within two centuries of the Domesday survey, the de Keighley family had come into possession of the estate as under-tenants and continued to hold the manor until the sixteenth century, when a de Keighley heiress brought it to the Cavendish family. Thence it descended to the Dukes of Devonshire. The street names of modern Keighley reflect the influence of each of these major landowning families.

Henry Keighley obtained a market charter for the settlement in 1305



Close up of 1852 Ordnance Survey Map - surveyed in 1849

and for hundreds of years a market was held on **Church Green** every Wednesday. In 1833 it was moved to the adjacent site, now a car park, where it remained until the new covered market was built in 1971. The Market Cross was discarded in 1833, but was re-erected in 1948 in its present position outside **St Andrew's Church**, close to its original site, where it stands as evidence of the historic use of this piece of land. By the seventeenth century the settlement had evolved into a small market town centred around its parish church, which stood on the site of St. Andrew's Church. The road layout of the settlement at this time can be tentatively interpreted from William Senior's 1612 map (see *previous page*). There were essentially, it seems, two distinct parts to the town. To the east, regularly-spaced dwellings extended along both

sides of **Low Street**, the north row of which had rectangular crofts to the rear that were set at right-angles to the street. The regularity of these buildings suggests that this was a planned element constructed in one phase, probably before the mid fourteenth century. **High Street**, to the west, is probably the oldest part of the settlement and at that time sat between two greens, which may be reflective of the two Anglo-Saxon Manors. The Ordnance Survey Map of 1849 (see map above) shows Upper Green to be located where High Street now joins Oakworth Road, and Church Green would have occupied the northern part of **Church Street**. The Old Bridge over the North Beck was once situated to the south of High Street and to the west of Bridge Street (see the 1849 Ordnance Survey Map). The alignment of the southern part

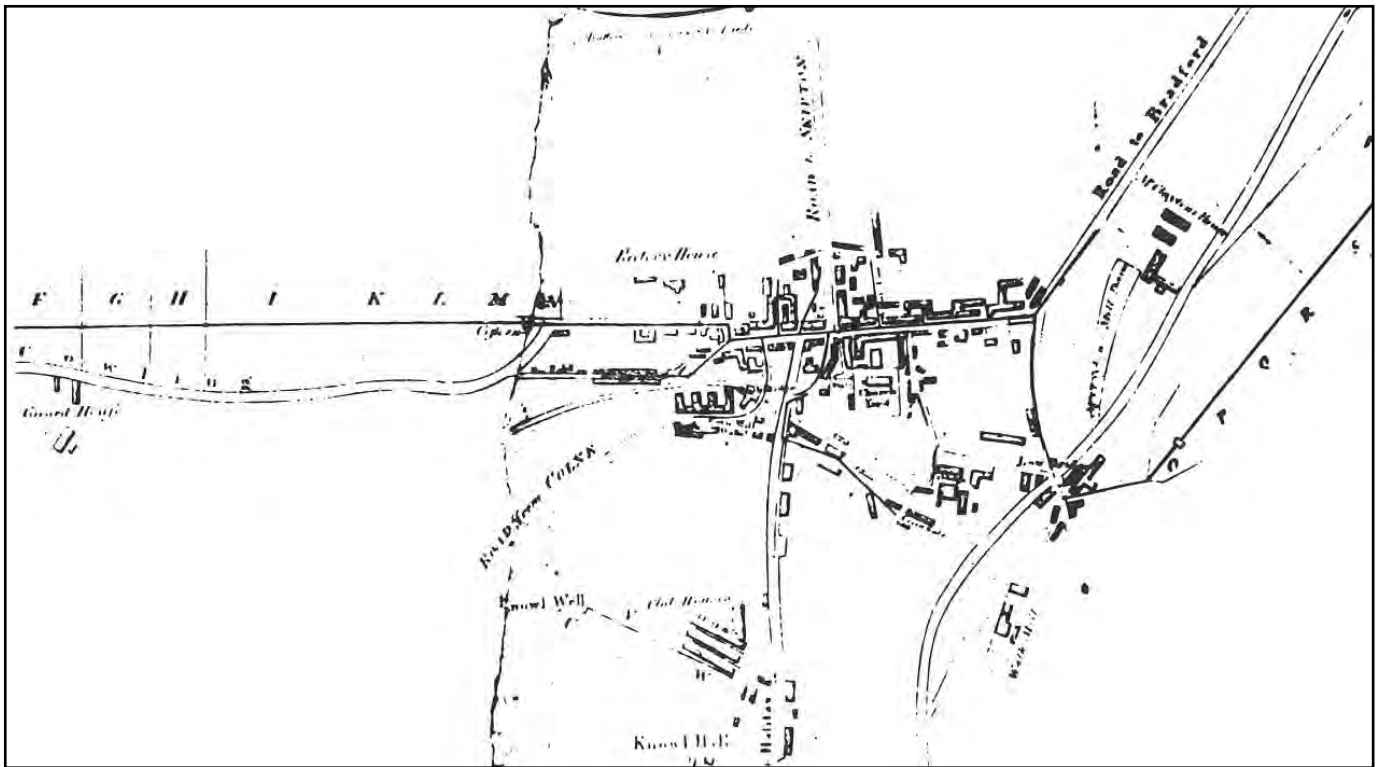
of Church Street suggests that it formed the route from the Church to this bridge. The site of Keighley Old Mill, downstream from the Old Bridge, is also apparent from the map. This mill was probably positioned on or near to the site of the medieval corn mill, which was first recorded in the twelfth century: the new bridge situated adjacent to it is now fittingly referred to as Corn Mill Bridge. Although the Old Bridge and old mill have been lost during the redevelopment of the town, much of the old street pattern of the settlement, particularly **High Street**, **Low Street** and **Church Street**, have survived, and a number of Keighley's oldest buildings remain in the vicinity. The historic interest of this part of the town is therefore indisputable.

During the sixteenth and seventeenth centuries, a thriving cottage industry based on woollen and worsted production established itself in the town and expanded the range of employment provided in the area. By the mid-eighteenth century, the main occupations of the town had become farming, milling and carpentry. A number of buildings in the south of the conservation area still stand as evidence of this era in Keighley's history. By this time Keighley, like many other local communities, witnessed considerable activity by Nonconformist preachers. Both John and Charles Wesley preached in the town in 1746 and the first Wesleyan Methodist preaching house was opened in **Temple Row** in 1754, at which time the area around it was still largely rural. This was replaced by a bigger Eden Chapel in 1811 and the current **Methodist Chapel** (now a Mosque) in 1846. These structures are physical evidence of the religious undercurrents that were sweeping the country, with a move away from Anglicism and Roman Catholicism which were identified with the older social order. But the changes the country was undergoing were far greater than this, and the physical form of Keighley, like many towns, effectively chronicles them. The face of Keighley changed

forever with the rapid industrialisation of the settlement that occurred during the late eighteenth and nineteenth centuries. The town was perfectly sited to take advantage of the technical developments of the early Industrial Revolution, with its watercourses providing a ready power source for the new machinery. A number of turn of the eighteenth / nineteenth century industrial structures continue to stand on the banks of the **North Beck**, testifying to its industrial significance. Transportation improvements also provided Keighley with a spur to development, as they provided a means of getting the products of industrial processes to a wider market. The establishment of the Keighley to Kendal Turnpike Road in the latter half of the eighteenth century and the opening of the Bingley to Skipton stretch of the Leeds to Liverpool Canal in 1773 were both particularly important developments for the town. The beginning of the Industrial Revolution in Keighley and the wider area came with the establishment of a cotton spinning mill (Low Mill), the first in Yorkshire, in the town in 1780. The mill was later converted to worsted manufacture, which ultimately became the major textile manufactured in the settlement. Industrial development continued apace, with the introduction of steam power, however it was not confined to textile production alone; the machinery trade became as important as the mills themselves, with numerous iron founders and machinery makers establishing businesses in Keighley. The rapidity with which the town grew during the nineteenth century was unprecedented, with the population rising from 5,745 to 41,563 between 1801 and 1901, as people flocked to the town to find employment in its newly developed industries (Dewhirst). This trend is reflective of the wider pattern of urbanisation that was taking place across the country at the time, spurred by the industrial advances of the day. These changes were

to make Britain the great colonial power that she became, and are clearly therefore an important part of the country's history. The construction of mills and rise in population occasioned the growth of the town, with most of the new development taking place to the north of the traditional core of the settlement. New roads were established, both as means of improving communications and on which to construct the new buildings needed to accommodate the functions of the town. **North Street**, the road that opened up this northern area, was laid out in 1786 marking the beginnings of the new development; prior to this Cook Street was the major route north. However, the success of the town's industries was always dependent on effective means of transportation of their goods. The Bradford to Keighley turnpike road was opened in 1814 and more importantly the railway linking Keighley to Leeds was established in 1847. Twenty years later, local businessmen built a branch line from the town up the Worth Valley to Oxenhope, the main purpose of which was to provide cheap coal to the town's textile mills. However, by 1848 most of the roads in the conservation area had been established along their present course.

A comparison of a map of the town dating from 1816, which accompanied the Act for "*better supplying of water for the inhabitants of the town*" (see page 28), and the Ordnance Survey map from 1849 shows how extensively the shape of the settlement changed in that short margin of time. The expansion of the town was so rapid that squalid conditions came to predominate in the centre. Consequently, although the second half of the nineteenth century saw the continued growth of the town, it also saw a vast amount of rebuilding and street improvements, the results of which form largely what we would recognise as Keighley today. During this period, the country as a whole was undergoing massive



Keighley in 1816, from the plan accompanying the Act for "better supplying with water the inhabitants" of the town. Source: Dewhirst (1974)

constitutional changes, which resulted from the economic and sociological changes occasioned by the Industrial Revolution. A new class of individuals, businessmen, were rising to positions of eminence in society, and towns that were previously dominated by the aristocracy and gentry were now given the power to introduce a more democratic and efficient administration. Keighley became a borough in 1882 and the town council, which incited much of the improvement, was established. Keighley was transformed: *"steadily, through the eighties and nineties and as the century turned, the narrow hotch-potch town took on a more spacious air. The mighty ornamented banks went up along a widened North Street"* (Dewhirst 1974). Church Street and **Cavendish Street**, which had once been a narrow way that cut across the old Town Field, were also widened and redeveloped. Cavendish Street became a grand Victorian shopping street, the facades of which were intended to impress visitors as they arrived from the new railway station which opened in 1883. All of the new buildings were ornate,

and worthy of a town of such wealth and prestige as a result of its industrial might, and they reflect the strong sense of civic pride that had developed. Individual businessmen, such as George Hattersley who redeveloped the south side of **Church Street** in the 1890s, commissioned some of the new buildings, whereas others were public institutions. These civic buildings are reflective of the new administrative structure of towns and also of the philanthropic attitude that was fashionable in the late nineteenth and early twentieth centuries, whereby richer members of society provided facilities for the less well off. New building types, such as the **Town Hall** and **library**, appeared for the first time in the town.

Transportation methods within the town in the later years of the nineteenth century also had a considerable influence on the continued development of Keighley. As movement became easier, it was possible for people without their own personal means of transport to live a greater distance from the town centre. Horse tramways were first laid down by

a private company in 1889, but were taken over by the Keighley Corporation in 1901 and worked until 1904 when the system was electrified. The 1908 Ordnance Survey Map (see page 29) shows the shape of the town centre in its heyday, with electric trams running the length of **Cavendish Street**, **North Street**, **Church Street** and **Bridge Street**. The tramways would have added vibrancy to these streets.

Although the centre of Keighley has undergone fairly radical changes in recent decades, a comparison of a modern map of the town and the 1908 Ordnance Survey Map reveals that there has been very little alteration to the area covered by the conservation area since the town's heyday, and consequently much of the splendour has been retained. The laying out of **Town Square** in the early twentieth century added to the grandeur of the town centre, especially when the tower of the **Mechanics Institute** stood proudly to the north. Unfortunately the Mechanics institute was largely destroyed by fire in the 1960s and most of the building has been replaced

by a distinctly 1960s structure. A number of the buildings on **North Street** have also been replaced by late twentieth century structures, yet the overall image of the Victorian / Edwardian nature of the street dominates. Many of the buildings from this era were destroyed during the 1930s slum clearance and to make way for the 1960s Airedale Centre. Consequently, those that are retained form the only record of this important part of Keighley's history.



Top: 1908 Ordnance Survey Map
 Left: Town Hall Square, prior to the burning down of the Mechanics Institute.
 Source: Keighley Official Guide.

Architecture

Architecturally, the boundary of the conservation area incorporates a variety of ages, types and styles of buildings, which are all intrinsic to the historical development of Keighley and integral components of the functions of the town centre.

Summary of the architectural significance of Keighley Town Centre Conservation Area

Keighley Town Centre Conservation Area accommodates many listed buildings, which are already recognised for their historic and/or architectural merit.

It retains examples of the vernacular style, which is a local style unique to the area. These record past traditions and building techniques, which have been largely lost in the modern world because architecture has become more standard across the country and the distinctiveness of places is being eroded. Typical features of vernacular buildings of the area include: local stone; stone slate roofs, simple openings with plain surrounds, timber sash-and-case windows and timber shop fronts.

The Victorian buildings record a time of great prosperity for the town and chart the progression in architectural fashion through the era. Typical features of these buildings include: local stone, Welsh slate roofs, sliding sash timber windows, often mullioned and transomed windows, panelled doors, timber shop fronts, ornate stone carving and an eclectic mix of styles. Most were designed by local architects and most stone carving was carried out by a local stonemason, so they are again distinct to Keighley.

The oldest buildings, dating from the seventeenth and early nineteenth centuries, are clustered to the south of the conservation area around the **High Street, Church Street, Chapel Lane** and **Temple Street** areas. These structures are typically vernacular in style, in that they are traditional in design and built of locally available materials, making them peculiar to the area in which they are situated. They are fine examples of past craftsmanship and contribute greatly to the distinctiveness of the town. The traditional building materials of Keighley are honey coloured stone walling and stone slate roofing. Although stone continued to be the main building material until well into the twentieth century, stone slate was quickly superseded by the use of Welsh slate when distribution and transportation became easier in the early decades of the nineteenth century. Consequently, where stone slate survives, every effort should be made to ensure that it is retained.

40 and 42 High Street is thought to be the oldest building in the town centre, with a seventeenth century rear wing and an early to

mid eighteenth century frontage; it is conferred Grade II listed status accordingly. The two storey building, constructed of coursed stone with a steeply sloped stone slate roof and raised quoins, was once a fine Queen Anne townhouse, but twentieth century shopfronts and upvc windows have been inserted into its front elevation. Other similar style eighteenth century frontages flank the building and collectively they have a discernable group value, which makes the area quite distinct from other parts of the town. Analogous buildings also line both sides of **Temple Street**, contributing to the historic feel of this older sector of Keighley. A number of the properties on the west side of the street are listed, but it is the integration of all of the buildings that give the street its small town atmosphere. **9 to 13 Temple Street** is late eighteenth / early nineteenth century two-storey, stone, Grade II listed building. The building has undergone quite major alterations, in that it is currently rendered, has a concrete tiled roof and modern doors and shop windows. Nevertheless it retains its vernacular feel. **19, 21 and 23** are also Grade II listed houses,

constructed of the traditional stone with stone slate roofs. These retain their small-paned sash windows, over-lights and panelled doors, and benefited from a Council enhancement initiative a number of years ago. Although the remainder of the buildings of the street are not listed, they are of local historic and architectural interest, in that they provide a glimpse of what the structure of Keighley was like prior to the massive nineteenth century expansion of the town. They are all two-storey stone structures, with relatively shallow pitched roofs. A terrace of 4 houses (**4, 6, 8 and 10**) on the eastern side of the street is a particularly notable structure, with its stone slate roof, doorways with monolithic jambs and overlights, eaves band and dentil cornice. **12 Temple Street** has taking-in doors, which are reflective of the period in Keighley's history prior to the industrial revolution, when the settlement's economy was dependent on the produce of handloom weavers, accommodated in premises such as this. **1, 1A, 3, 5, 7 and 9 Chapel Lane** are also remnants of this past tradition. They are a Grade II listed group of three-storey eighteenth century cottages and integral warehousing

and are constructed in the traditional coursed stone with stone slate roofs. A datestone situated on the north gable, initialled *IDGD*, dates the building as late seventeenth century – 1660. This, along with the rear quoins and

recessed mullioned windows of **7 and 9** suggest that this is the earliest portion of the building. The structures have undergone extensive alteration, particularly **1 to 5**, which have had modern shopfronts inserted. Historically,

they are important survivors of this bygone age. The **Disabled Centre on Temple Row** was formerly a farmstead and reflects an even earlier era of the history of the centre of Keighley, prior to its urbanisation.



40-42 High Street (Grade II) is considered to be the oldest building in the conservation area, but sadly disfigured by the insertion of unsympathetic shopfronts, out of scale signage and upvc windows



19-23 Temple Street (Grade II), with their characteristic 16 paned sash windows



7-9 Chapel Lane (Grade II)

The Church Street and Bridge Street areas around **Albert Yard** also retain a selection of buildings that date back to the eighteenth and early nineteenth centuries. The north side of **Church Street** has a particular abundance of these simpler two and three-storey vernacular structures, which were built predominantly as commercial premises with accommodation on the upper storeys. Numbers **10, 12 and 14 Church Street** are mid nineteenth century buildings that originally functioned as butchers shops, occupied by German émigrés. They are two-storey stone structures, which have stone slate roofs and good quality timber shop fronts with recessed entrances. Sadly the mosaic pavements that once occupied

these recessed areas were lost during refurbishment. Their four-paned sash windows contribute greatly to the character of the building and necessarily the street. **50 and 52 Church Street** and **17-23 Bridge Street** are all strikingly similar in style, age and detail to these properties on Church Street; although each has lost some of its original architectural details such as doors, windows and timber shop fronts, but the majority have retained their traditional form. **46 and 48 Church Street** date from about 1820 and are early examples of larger, three storey commercial premises. Although clearly deviant in style from the smaller buildings, they are constructed in stone with stone slate roofs, continuing the vernacular tradition of the area.

Albert Yard is a surviving example of an historic yard, of which there were probably several along **North Street** prior to the road widening.

Public houses dating from the seventeenth century through to the nineteenth century are a particular feature of the conservation area. Church Street alone has at least four that are worthy of mention in this section. **The Commercial Inn** and **The Red Pig** stand side-by-side on the northern side of the street and are both Grade II listed buildings. They were constructed in the mid-late eighteenth century from stone with stone slate roofs and have distinctive 3 light, flat-faced mullioned windows. Opposite is the **The Lord Rodney** public house. This is a modern



Top left: 10-14 Church Street with their traditional shop fronts and 4 paned sash windows, and even an historic timber shutter. Changes such as painting or inappropriate replacement windows can destroy the unity of a group of buildings such as this terrace

Above: The Commercial Inn (Grade II) and The Red Pig (Grade II) on Church Street

Left: The Lord Rodney, Church Street



reconstruction of the traditional building which stood on the same site. It is a long, rendered and painted two-storey building with a blue slate roof. The original inn used to be called the Old Red Lion, but its name was changed to commemorate Lord Rodney's victory over the Spanish fleet at Cape St. Vincent in 1780. The public house on the corner of Church Street and High Street, formerly **The Devonshire Arms** coaching inn has some historical interest, as it is from here that The Union coach departed to Kendal. The building dates from about 1788 and is a three-storey sandstone structure with a stone slate roof. Among its more unusual features are the classical style pedimented doorcase with engaged Tuscan columns and the window lintels, which are cut with false voussoirs and have eared ends, a particularly curious architectural detail favoured by Georgian architect John Carr and his successor Peter Atkinson. The façade was originally symmetrical, with the doorcase located centrally, until the building was partially demolished during the road widening in the late nineteenth century. The building is an example of how architectural fashion began to influence the design of buildings in what was at that time a small Yorkshire town. It is continuous with the vernacular tradition in that it is built of local materials but embodies the architectural fashion of the eighteenth century in its detailing. The **Burlington Arms** and associated pair of semi-detached buildings on Market Street are positive elements within the setting of the church. The public house itself does not stand out architecturally, but the L-shaped configuration formed by this and the houses creates a visually pleasing building group and related space. The two-storey houses are mid-nineteenth century stone buildings with blue slate roofs, typical components of houses of their era. Unfortunately the insertion of a shop front and the replacement of the 12-paned sash windows with modern windows have damaged the elevation of



The Burlington Arms, Market Street

the building. The former **Market Arms**, which also stands on Market Street, completes the image of this part of Keighley and again forms an important constituent of the setting of the church. It is a rendered stone, two-storey building with a stone-slate roof, the relatively plain façade of which is broken by large evenly spaced window openings. Sash windows have recently been reintroduced, reinstating some of the historic character of the building. This building survived the massive redevelopment of the area during the late twentieth century and is testament to the character of the ancient **Market Street**. The early nineteenth century two-storey building with stone slate roof has simple openings with plain surrounds and has chamfered oak beams inside.

The rapid expansion of the settlement of Keighley during the nineteenth century brought with it a new, elaborate style of architecture based on Victorian tastes and values. The buildings were generally highly decorated in a succession of styles that became popular through the century. However it is the eclectic mix of architectural styles that is the real hallmark of Victorian architecture:

the coexistence of several styles on the same building or in the same street. Keighley has a fine collection of this age of building, although many were destroyed in the development of the modern shopping centre in the heart of the town. Those that survive effectively chart the progression of architectural tastes through the years and are an expression of the strong sense of civic pride felt in the town at this point in its history. To continue the theme of public houses, there are three dating from this period within the conservation area that are worthy of mention at this juncture. **The Star Hotel** on North Street (not listed) was built in 1900. It is an ashlar sandstone structure with a blue slate roof and in many ways typifies the progression of use of materials during the Victorian / Edwardian period. Local stone was still used, but the ashlar finish conferred a certain status on the buildings, and blue Welsh slate superseded the use of local roof coverings throughout the country. The three-storey building with attics is northern Renaissance in style and has distinctive tripartite mullioned and transomed windows to the first floor, one of which is an oriel. This is supported by ornate



Above: Doorcase detail of the Cavendish Hotel
 Left: The Albert Hotel, Bridge Street

consoles that form the upper part of the doorcase. The structure exhibits some ornamental stone engraving which contributes to its interest, notably the name above the entrance and in the pediments of the dormer windows. **The Albert Hotel** and **The Cavendish Hotel** also both date from the turn of the nineteenth / twentieth centuries and are constructed in similar ashlar stone work with blue slate roofs. The styles of these two structures are strikingly alike. The Albert Hotel is modest classical in style and has five bays articulated by pilasters and arch doorways with keystones and a gabled pediment punctuating the roofline. The Cavendish Hotel also exhibits a number of classically influenced details, with a pedimented doorcase and keystone window surrounds, and a shaped pediment rising above the structure.

In addition to these public houses, there are also a number of clubs and cinema buildings that are of some architectural interest. The former **Liberal Club** (not listed) of **Scott Street** is a particularly notable structure. It dates from 1897 and was constructed to the designs of J. Judson and Moore in materials reflective of its time and location. It occupies a corner site

with **Devonshire Street**, and its corner entrance with a truncated 7-sided spire, by far its most dominant feature, is particularly unusual in the town and an important element of the vista down Devonshire Street. The **Territorial Army centre** on **Lawkholme Lane** is also a particularly interesting collection of buildings. It dates from 1898 and was designed by the same architects as the Liberal Club, yet it is completely different in style. The large drill hall forms the central component and is surrounded by two-storey semi-domestic buildings. The structures are constructed of rock-faced stone and have modern pantile roofs. They are unusual in that they have crow-stepped gables, not seen elsewhere in the conservation area. The previous former **Liberal Club**, dated 1876, was designed by Wm. Smith of Keighley and is situated at the junction of **High Street** and **Bridge Street**. The Grade II listed coursed rubble structure with ashlar dressings and a slate roof was refronted at the turn of the nineteenth / twentieth centuries during a road widening scheme. The original façade, truncated four sided spire and shops were demolished and an ornate façade, set further back, was built. This classically influenced façade has

dumpy Doric columns to the second storey, a pedimented gable wall and a traditional Edwardian shopfront. An octagonal staircase, which was also a turn of the century addition and has a plain tiled roof and small casement windows, protrudes from the western elevation of the building. Before the road widening, the ground floor space was used as stabling for horses.



Top: The Drill Hall, Lawkholme Lane
 Above: The faience façade of the Picture House, North Street

A **picture house** dated 1913 is situated on **North Street** at the northern most border of the conservation area. It's white faience façade is typical of cinemas of this era and it testifies to the evolution of architectural tastes over the period. However, often these small cinemas have been neglected due to the development of large multiplexes and this is a fairly unusual example of a cinema of the early twentieth century that remains in its original use, having undergone refurbishment in recent years.

The conservation area covers the Victorian commercial heart of the town and consequently many of its buildings were built to serve business functions. The entrances to these buildings were often the focal point for architectural adornment and corner entrances became a particular fashion. **16-18 High Street**, which is situated on the corner with **Temple Street**, is the earliest example of its kind in Keighley. It is constructed of ashlar stonework with a blue slate roof – typical of the later Victorian buildings of the town, and particular attention is paid to its corner detail. The structure is dated 1856 and has a semi-circular arched doorway on its canted angle and has retained its original shop window surrounds and 12-paned sash windows to the first floor. **Numbers 30, 32 and 34** further down the street is also a late nineteenth century structure. It is another two-storey stone building and has a stone slate roof and timber shop fronts, although some of these have been replaced by modern designs. The prominent central pediment is its most striking feature. A number of similar style two-storey shops also sit on Lawkholme Lane and at the western end of Cavendish Street. **Numbers 41-49 (odd) Lawkholme Lane** are notable for having retained their original timber shop fronts, although they are now partially hidden behind external shutter boxes. The most attractive grouping of two-storey shops, however, is situated on the corner of North Street and Bow

Street (**58-68 (even) Bow Street**). The coursed sandstone structure with ashlar dressings and a blue slate roof is constructed in a curve, effectively turning the corner of the street. The sweep of its frontage is particularly eye-catching: it constitutes six shop fronts with canopies, which are predominantly modern, and first floor windows with segmental heads that have retained their four-paned sash windows, creating a wonderfully uniform image. Nevertheless, it is the taller more elaborate commercial structures that dominate the conservation area.

53-67 (odd) Church Street (not listed) are amongst the earliest of this taller ornate type of commercial premises in Keighley and date from

1888. The three-storey coursed sandstone structures with blue slate roofs follow the curved alignment of the street. Their style is clearly influenced by the classical style and they have pediments over their first floor windows. Interestingly the majority have retained some of their original shop front detailing. The value of the building group is increased when their position is considered: situated adjacent to the Grade II listed **Hattersley's Crescent (29-51 (odd) Church Street)** they complete the uniform image of the southern sweep of the street. Hattersley's Crescent is a row of ten shops with offices above which dates from 1890. It was designed by J. Judson and Moore, the architects that designed several public buildings in Keighley,



16-18 High Street, with a datestone of 1856 above the door



Hattersley's Crescent (Grade II), Church Street

for Alderman R.L. Hattersley as a frontage to his foundry. A central carriage entrance once allowed access to this foundry. The building is similar in style to the aforementioned row of buildings, with the additional feature of circular corner turret windows. This three-storey structure is constructed of coursed rubble sandstone with ashlar dressings and a hipped blue slate roof with seven chimney stacks. One of its most unusual features is the fact that the original shop fronts have been retained to such a high standard. They have recently been painted a uniform blue and the building stands out as somewhat of a showpiece.

The majority of the grandest examples of this type of building are situated along **North Street** and the collective splendour of their street elevations gives the centre of the town its grand image. Most of the buildings date from the final decade of the nineteenth century and are fairly uniform three-storey, ashlar faced, slate roofed structures of a vernacular revival style, which was favoured at the beginning of the twentieth century. They have mullioned and transomed windows with attic dormers, however the architectural treatment of these dormers and the facades of the buildings vary quite considerably. Much of the carved stonework within Keighley, and particularly on North Street, was crafted by the local stonemason, Alex Smith, who worked from the late nineteenth century through to the mid twentieth century. **The Arcade (31-55 North Street) and Russell Chambers (57-61 North Street)** are both Grade II listed. The Arcade is unusual in that the shops form a small semi-circular arcade entered via discrete columned openings. A central round-arched doorway with decorative spandrels and frieze forms the focal point of this impressive building and leads to the upper floors. Russell Chambers is of a similar design but has a rounded corner bay to Russell Street with a round turret and dome, which has become an



Carvings by Alex Smith on the Arcade, North Street

integral part of the town's skyline. The corner entrance is intricately detailed. Although no other buildings on the southern end of North Street are listed, the group makes up an important component of Keighley. **Burlington Buildings (8-34 North Street)** were constructed in 1891 by J W Laycock, a local foundry. An interesting feature is the cast iron pilasters flanking the shop fronts. Behind this row of shops is a large workshop / warehouse building which was occupied by Laycocks until 2011 when they moved to new premises. The **Court Buildings**

of 1894 (42-48 North Street) are of particular interest, as they have retained a fair proportion of their architectural features. Another Grade II listed building of this ilk, situated further north; is the **Temperance Institute (89-97 North Street)**. This is dated 1896 and has a polygonal tower on the south-west corner and a polygonal dome with iron wind-vane and lead roof, which forms an integral part of the skyline of the street.

This type and style of building also dominates Lawkholme Crescent, Cooke Street and Cavendish Street to the west of North Street. **3-17 (odd) Lawkholme Crescent** are all fine examples of the building type and stand in stark contrast to the modern shopping building opposite, **8-16 Cooke Street** and **91-115 Cavendish Street** complete the image of this block. **10 Cooke Street** is particularly notable as it has an ornate sculptured relief of two young boys, but dating from 1920 it is slightly later than most similar buildings in the area. The building was raised in height in the late twentieth century and the original façade was retained. The **Council Office Building** situated on the corner of this triangular group is another example of attention to corner details, characteristic of the age and style of buildings in the vicinity. A collection of simpler three storey commercial premises are situated further north on North Street: **Airedale Buildings (117-119 North Street)** and **121-131 North Street**. Although these are of little architectural merit, they do serve to complete the image of this part of Keighley.

Two Grade II listed banks sit amongst the other commercial premises on North Street, the grandeur of which is once again a reflection of the wealth of the settlement during the late nineteenth century. **63 North Street** is a three storey ashlar building of an Italianate style, with a slate roof. It is situated on a corner site with **Russell Street** and has an impressive entrance bay turning



Top: 63 North Street, a typically ornate building on North Street
 Above: Barclays Bank, 77 North Street (Grade II), an example of grand nineteenth century bank architecture
 Left: St. Andrew's Church (Grade II) from Church Street

the corner. Steps lead up to the round-headed doorway, which has an architrave of pilasters, consoles, a moulded segmental pediment and decorative wrought-iron work bearing the words 'Bradford District Bank Limited'. With a rusticated ground floor to Russell Street and rusticated pilasters on the upper storeys; this is a truly grand structure. The first and second floor windows have characteristic horned sash windows. **77 North Street**, which is now Barclays bank, is a Grade II listed building and is similar in style to number 63, although not as elaborate. This two-storey ashlar building with a slate roof is rusticated to the ground floor with round-headed openings that contrast with the segmental hooded windows above. **15-17 North Street** was built by Lloyds bank in approximately 1911 and differs from the late Victorian buildings in its more brutal and less ornate style, which is typical of the period. A shop front was inserted into the façade of the banking hall of **17 North Street** in 1926 and most of this detailing remains intact.

Ecclesiastical buildings form an important component of the built structure of Keighley, as with the majority of towns across the country. **St. Andrew's Church**, which is situated in the heart of the earliest part of the settlement, is one of the town's major buildings, with its tall west tower dominating many views. This Grade II listed structure was constructed in 1848 to the designs of R. D. Chantrell (architect of the more famous St. Peter's Church in Leeds), replacing a Classical style, Georgian preaching box of 1805. It continues a long tradition of worship in the area and is situated on the site of a medieval church, of which nothing survives other than four grave slabs that are set into the internal faces of the south aisle. The present building is constructed in coursed dressed stone with a stone slate roof in a Perpendicular Gothic style, which came to be widely accepted as the most appropriate style for mid-nineteenth century Anglican architecture. The structure



Mosque (Grade II) on Temple Street, a former Methodist Chapel

is complemented by the existence of two impressive gateways, one adjacent to the entrance at **Church Street** and the other allowing access to the churchyard from **Market Street**. The boundary wall on the Church Walk side of the building is thought to be much older than the present Church.

The economic, political and sociological changes of the nineteenth century occasioned the growth of nonconformist churches across the country, which offered a break from the Establishment. The early Victorian decades in particular saw a spate of large Nonconformist churches being built. The **Methodist Church on Temple Row** is one such structure. It is a Grade II listed building constructed in 1846 to the designs of James Simpson. The large coursed stone building with its Westmorland slate roof has a dignified Classical frontage and paired doorways, each with a Doric porch. Between the porches are two round-headed windows with sash windows. The right return of the buildings has six bays with a door to the left and round-headed windows on both floors. In 1921 two large stained glass windows, made by Morris & Co., were

installed as a War Memorial. These were removed some time ago and are on display at Cliffe Castle Museum. A former **Methodist Sunday School** dated 1905 is attached to the southern elevation of the chapel. It is a sandstone structure with ashlar dressings and a blue slate roof designed in a matching Italianate style to the chapel itself. Its central bay has paired doorways and the definition of the entrance is emphasised by the gable that rises above this portion of the structure. The boundary wall, gatepiers, gates and railings complement the building and are an important component of this part of the conservation area. Another **Sunday School**, dating from the late nineteenth century and situated on **Highfield Street**, is strikingly similar in style to the aforementioned. It has a two door entrance set in the central projecting pedimented section of the building. Just around the corner on **Albert Street** a former **Baptist Chapel and Sunday School** stand. The chapel itself is a Grade II listed building, as are its forecourt wall, piers and railings. It is a Romanesque style, rusticated stone structure with a stone slate roof. The central bay is taller than the rest of the two-storey building

and is gabled. The Sunday School is a slightly later coursed sandstone building with a blue slate roof. A triangular pediment with large two-light round-top window dominates the front elevation. Finally, a former **Primitive Methodist Chapel**, dated 1893, is situated on **Alice Street**. Again Classical in style, the coursed sandstone structure with a blue slate roof has retained much of its original grandeur. The boundary wall and gatepiers complete the image of this imposing structure.

The establishment of public buildings in towns was very much a nineteenth century phenomenon, as prior to the turn of the century the concept of buildings for the general public sponsored by central or provincial governments hardly existed. The earliest surviving building of this type in Keighley is the small **County Court House** building on **North Street**. The building itself dates from 1831 and is a two storey structure set back from the street, with an entrance vestibule which was added at the turn of the nineteenth / twentieth centuries. The single-storey addition is U-shaped with a door in each of its two outer bays. Classical in style, it has rusticated pilasters, a Doric frieze and a blocking course supporting the Royal coat-of-arms. The **Town Hall** itself is situated just around the corner on **Bow Street**. It is a Grade II listed turn of the nineteenth / twentieth century ashlar building designed by John Haggas, with a graduated Westmorland slate roof. It is a building of some stature, being four storeys in height with distinctive cornices between each floor, separating the mullioned and transomed windows of the upper storeys and the round-headed windows of the lower storeys. The first floor has a corner bay oriel window with a floriated base and cornice and balustrade above. The building backs directly onto the listed **Council Offices of Lawholme Crescent**, which were formerly **School Board Offices** constructed in 1893. The height, style and materials of the two buildings complement one another

perfectly. The Council Offices are constructed of coursed rubble with ashlar dressings and a slate roof with terracotta ridge tiles. **Town Hall Square** to the rear of these properties accommodates the Grade II listed **War Memorial**. The structure, unveiled in 1924, is an ashlar stone construction with bronze figures set on a three stepped base. On the east side a figure of a soldier stands with his kit, on the west side a figure of a sailor with a telescope and on the south side a plaque with a coat-of-arms, surmounted by a figure of Victory. A plaque commemorating those in the Army and Navy who died in the first and Second World War is situated to the north, and in 2011 a plaque commemorating the Royal Air Force and Royal Flying Corps was added. These types of war memorials have become central features of many towns since the World Wars in the twentieth century and are a symbol of local pride; this is a particularly fine example.

Opposite stands the **police station**, another late nineteenth century Grade II listed building. The ashlar structure is constructed in a restrained Italianate style and its ground floor is rusticated with heavier rustication on the quoins and the voussoirs around the window openings; the windows have all retained their original sash windows. The adjacent **library** was opened in 1904 and is an example

of the type of public building which came about as a result of the philanthropic movement that swept the country, whereby rich members of society provided facilities to the less well off. It was the first library in England to benefit from the generosity of Andrew Carnegie who donated £10,000 towards it. It is a Grade II listed coursed stone structure of an Arts and Crafts style, differentiating it from many of the classically influenced structures of the town and offering clear evidence of the progression of architectural tastes. The round-arched entrance is its most impressive feature, with carved spandrels and large iron gates. The windows are mullioned and transomed, with round-headed central lights.

Public baths were also provided in the town and the Grade II listed building in which they were housed still stands on Albert Street (**now 2-12 Kendall Mellor Court**). It dates from the late nineteenth century with an extension added in 1914. In keeping with the other buildings of the period in the town it is constructed of rusticated stone with a Welsh Slate roof. It is High Victorian in style, which developed as an evolution of the eclecticism that predominated. The features of the style are geometrical or massive deviating away from both Gothic and Italian. The building is two storeys in height and four bays in width; the gabled end bays

project forward. Distinctive features of the building include the multi-foiled lights situated in these gable walls, and iron finials.

The remains of the former **Mechanics Institute** survives as part of **Keighley College** (not listed) on North Street. Although the building was partly destroyed by fire in 1962, with the loss of the main façade and tower fronting the town square, the rear section survives. It dates from 1887, 1914 and 1932 and is constructed of dressed sandstone, with ashlar dressings and a blue slate roof. Designed by Lockwood and Mawson, the architects of many of the grandest buildings in Bradford, the building is unusual within the town and an important component of the street. The gable onto the street has cusped lancets and large windows with plate tracery to the second floor, but one of its most distinctive features is a large stained glass window.

Residential and industrial buildings also make an appearance within the confines of what is predominantly a town centre conservation area. There are a number of large residential buildings in the designation, predominantly situated to the west of the main street. Eden House (Grade II) is located immediately to the rear of the Methodist temple, at the junction of **Russell Street** and **Chapel Lane**. It is an early to mid



The war memorial on Town Hall Square (Grade II)



Keighley Library (Grade II) built with funding from Andrew Carnegie

nineteenth century dressed stone building in the earlier tradition, with a stone slate roof. Its symmetrical façade has a central round-headed doorcase that is flanked by two large windows. Three evenly spaced windows punctuate the upper storey of the building. **Numbers 2 and 4 Albert Street** are very similar in style to this; although they are not listed they are clearly of some architectural and historic interest. They both date from the mid nineteenth century and are constructed of sandstone with blue slate roofs. **105 North Street, Fairfield House** is also very similar to these buildings, with its two-storey structure dwarfed by the surrounding buildings of the street. To the north east of the conservation area a group of late nineteenth century terraced houses stand. These were constructed to house the influx of workers and are representative of a building style that dominated many nineteenth century towns. They are distinctive

to the region in that they are vernacular buildings constructed of local stone.

Most of the grand industrial buildings of Keighley are situated away from the town centre itself and therefore do not form a dominant part of the character of the conservation area. A number of small premises on the edge of the conservation area are however of some historic interest, in that they chart the economic development of the place, and also have certain qualities that give them some local architectural interest. The **Bethel Rhodes and Sons** factory on **Alice Street**, for example, is mid-nineteenth century in origin and constructed of punch-dressed local stone. The building has lost many of its original features and now has a corrugated asbestos roof and replacement modern windows, which were inserted into the premises in the last few years. Nevertheless, the taking-in doors

are still evident and a Venetian window adds to the interest to the side gabled elevation, demonstrating the attention paid to what would nowadays be a simple, practical structure. **Beck Street** to the far south of the conservation area also retains a collection of industrial structures. The positioning of these buildings next to the beck is significant in that it illustrates the importance of water as a power source in the early stages of the industrial development of Keighley. One particular building stands out as being of local interest at least. It is a former row of five cottages dating from the opening years of the nineteenth century. Constructed of coursed sandstone with stone slate and blue slate roof, the building retains, albeit in a poor condition, four paned timber sash windows and one twenty-paned sash window.



Top left: Drill Street, typical terraced houses with the street laid in York stone setts

Above: Heavily altered terraced housing on Scott Street

Right: Bethel Rhodes Wireworks on Alice Street

Left: This early industrial building on Beck Street retains some of its sash windows

Traditional Building Materials

The vast majority of the buildings in the centre of Keighley are constructed in the honey coloured local stone, giving the conservation area uniformity, despite the span of the ages of the buildings. There is some evidence of brick being utilised for the construction of parts of some buildings, particularly internal walls and chimneys, but it is not a characteristic feature of the conservation area. Two principal roofing materials predominate: the traditional stone slate of the area used on the older properties; and Welsh slate, widely adopted during the second half of the nineteenth century. Timber is the major component of the traditional window frames and doors for all buildings in the conservation area,

from the oldest up to those dating from the early twentieth century. Iron only became widely available at an affordable cost towards the end of the nineteenth century and is evident on the later nineteenth century buildings, typically used for railings, finials, gates and shop front pilasters.



Left: Stone slate roofing on Church Street and Albert Yard

Above: The honey coloured stone of North Street

Setting and Landscape Qualities, Views and Vistas

Summary of the Setting and Landscape Qualities of the Conservation Area and Important Views and Vistas that Contribute to its Character and Appearance

- The town of Keighley is situated near the confluence of two rivers in the Worth valley and is surrounded on all sides by rolling moorland, which forms the backdrop to many of the views and vistas throughout the settlement. This visual connection between the town and its surrounding countryside creates a terrific sense of place.
- Wide long straight streets flanked by ornate Victorian and Edwardian structures create impressive vistas through the town centre. These are juxtaposed with the narrower, setted streets of the old town in the southern part of the conservation area.
- The areas of the town that border the conservation area can be classified into two types: those that harmonise with the character of the conservation area allowing a wider appreciation of the workings of late nineteenth century Keighley and those that have undergone massive late twentieth century redevelopment. Devonshire Park and Cliffe Castle Conservation Area, a Victorian and Edwardian residential quarter with large dwellings, is situated immediately to the north of the boundary. Although the two are distinct in character, the visual connections between them and the similarity in style of the buildings, means that they form an important part of each other's settings. The grand residential streets that lead off to the west and the listed commercial premises of the north side of Cavendish Street also contribute greatly to the image of the town centre.
- Keighley Town Centre Conservation Area is characteristically densely built up, and consequently there are few natural landscaped elements. The graveyard of **St. Andrew's Church** is a rare, historically and visually significant open space. This grassed area, dotted with deciduous trees and gravestones, is surrounded by stone walls that complement the buildings of the conservation area. As the beck is situated immediately to the south, this part of the conservation area has retained a somewhat rural feel.
- Landscaped urban spaces are an integral part of the image of Keighley town centre. The most obvious being **Town Hall Square**, which retains its original early twentieth century layout. The landscaped space in front of **St. Andrew's Church** and Market Place car park are also significant open elements of the conservation area, signifying where the early markets of the town were once held.

Keighley is now the largest town in Airedale and is situated in the Aire Valley between Bradford and Skipton. It is surrounded on all sides by rolling moorland, which forms a beautiful backdrop to many views out of the town centre. This visual link with the surrounding countryside is an important part of the image of Keighley, as the colour and texture of the stone buildings within the town harmonises with the character of the countryside. The most impressive perspectives of the town itself are the vistas down the long wide roads of **North Street** and **Cavendish Street**. The buildings at the southern end of North Street form a wonderful piece of townscape, with their ornate frontages and **St. Andrews Church**, set against the rising moorland beyond, forms an interesting focal point to the south end of the street. The building rhythm continues northwards up North Street with the dome of the **Temperance Building** dominating the skyline; this vista runs up into the tree lined Skipton Road and is also set against the greenery of the rising land beyond the town. The sweep of **Hattersley's Crescent** on the south side of **Church Street** offers a similar Victorian image of the town, but is juxtaposed with the earlier simpler buildings on the north side of the street, which together present an image of the development of Keighley as a settlement. The perspective of the street from the **Bridge Street** end is especially pleasing, as the Church tower rises above the crescent. However, the truly atmospheric views and vistas of old town Keighley are around the **Temple Street** and **High Street** area. The image of the rows of small scale stone buildings that flank the narrow setted Temple Street when approaching the area from High Street is particularly striking, as is the view into the area from **Russell Street**, which takes in the Methodist church and the entrance to both **Temple Street** and **Temple Row**. The stone setted surfaces of these narrow 'back' streets are a particularly important part of their

appeal, as the colour and texture of the material complements the surrounding structures. The majority of setted surfaces have been covered by tar macadam in the course of the latter twentieth century, so where they have survived they should be cherished as a relatively rare example of an historic street covering. The narrow roads around **Drill Street** and **Shed Street** have retained this form of surface, as have **Water Lane**, **Albert Street** and **Beck Street** to the south, in addition to some of the back yard spaces.

At its northern point, the Keighley Town Centre Conservation Area is bordered by the Devonshire Park and Cliffe Castle Conservation Area. This is predominantly a Victorian and Edwardian residential district where many rich merchants of the town established their dwellings. Although it is clearly distinct in character from the commercial heart of the town, there is continuity in the age and style of the buildings and the colour and texture of the materials used for their construction. St Anne's Church, which is a Grade II listed structure designed by Pugin, and its associated Grade II listed presbytery, two of Devonshire Park and Cliffe Castle's most important buildings, sit immediately to the north of the conservation area and contribute greatly to its setting. The Victorian character of Keighley is in fact continued in a number of directions out of the conservation area. From the junction with **North Street**, the row of late nineteenth century Grade II listed commercial premises situated on the gentle curve of **Cavendish Street** present a majestic image of the wealth of Keighley during this era in its history. The buildings sit just outside the conservation area boundary, but form an important part of its setting. The decision to exclude them has been made on the basis that their listed status should provide them with adequate protection, and the area around them has been subject to massive redevelopment and is not deemed to be of sufficient

historical or architectural interest to warrant inclusion. Residential streets lead out of the confines of the designation to the west of North Street. The vista along **Devonshire Street**, with its large Victorian terraced buildings and Gothic Church spire is particularly impressive. The style and age of the buildings on these streets complement those of the conservation area and enable a fuller appreciation of the interrelationship of the functions of the Victorian / Edwardian town. The area that borders the east of the conservation area has undergone massive redevelopment, including the Airedale Centre, a large late twentieth century shopping centre which was erected directly behind North Street. This is an example of 1960s progressive planning philosophy which does not necessarily complement the image of Keighley as a place; the concrete and cladding contrasting with the warmth of the local stone. However, its presence as regards the conservation area is fairly discrete, in that it is a low structure largely concealed by the properties on the east side of North Street. Only along **Lawkholme Crescent** are the old and the new clearly juxtaposed. Expanses of car parking space are situated adjacent to the conservation area boundary and to the far south-west a bland Morrison's store has been constructed, forming a major part of the view from St. Andrew's Church. It has a negative impact on the character of the conservation area and the aesthetic quality of the town centre.

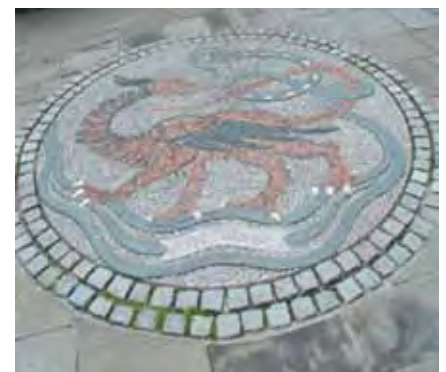
The conservation area is typically densely built-up and consequently landscaped spaces are rare. The graveyard to the south of **St. Andrew's Church**, which leads down to the narrow **North Beck**, is a significant natural element of the conservation area and is the only notable expanse of greenery. It is clear from early maps that the graveyard has occupied this piece of land for over a century, expanding southwards from the smaller, early churchyard.

Characteristic stone walls complement the buildings of the town in colour and texture, and enclose the grassed space which is dotted with deciduous trees, growing amongst the scattered gravestones. The space has clear historical significance, but it also has visual interest. The slope and openness of the piece of land allows the church to be viewed in its full glory from the south, as well as opening up views from the church to the beck and beyond. In front of the church is a hard and soft landscaped space, situated to the west of the **Market Place** car park. The area consists of grassed areas with scattered trees, footpaths and a large area of Yorkshire stone flags with the surviving fragment of the market cross forming its focal element. The church green was once situated around this area, but it was developed in later years. It now forms an important public space and opens up an easy pedestrian

route from the very heart of the town to the church and allows the structure to be viewed in its entirety. The openness of the Market Place car park to the east is however particularly historically significant, being the location of the town's market for nearly one hundred and fifty years, 1833-1971. A mosaic of granite setts and various coloured pebbles, which is set in the street on Market Place, adjacent to the car park, adds interest and is a good example of its type. It is a late twentieth century mosaic featuring a Celtic-style dragon and includes the motto "By Worth" in its design, which is part of the Keighley coat-of-arms.

Town Hall Square is situated in the very centre of the conservation area and is an unusual and impressive urban space within the town. The square was laid out in its present form in the early decades of the twentieth century and reference to the Ordnance

Survey map of 1934 shows that its form has changed very little. Grassed verges with flowerbeds and a number of deciduous trees, edge the square creating a central hard surfaced circle, reached by footpaths between the verges. It is a well-used public space and has benches where people can sit and rest from their daily pursuits. Its openness forms a welcome break from the density of the surrounding development and allows for a greater appreciation of the surrounding architecture. The **War Memorial** (Grade II) stands as its proud centre piece. Early maps show that this piece of land was always relatively open, even prior to its reorganisation, and would have allowed views of the elaborate **Mechanics Institute** which stood on the site of Keighley College.



Left: Town Hall Square
Above: Mosaic, Market Place

Character and Appearance

Summary of the Character and Appearance of Keighley Town Centre Conservation Area

- The conservation area remains, both structurally and functionally, as it was at the turn of the nineteenth and twentieth century. It is part the commercial and administrative heart of the town and the wider district.
- The conservation area is permeable in that there are small alleys leading between the front and back streets and also to rear yards.
- The character of the conservation area can be effectively subdivided into two distinct character zones: Character Zone 1: Victorian / Edwardian Keighley and Character Zone 2: Small Town Keighley. These two interact to form the overall image of the conservation area.

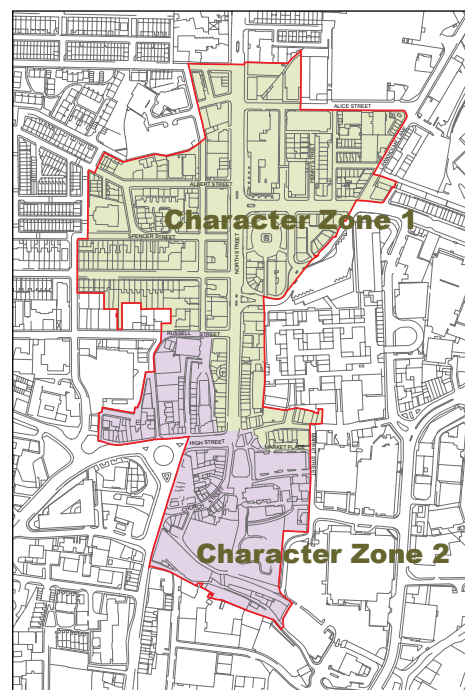
Character Zone 1: Set on a gridlike street pattern, the main streets of this part of the town are grand and open. They were traditionally bustling commercial streets and although they have retained some of this character, redundancy, particularly of upper storeys, is undermining it. The wide streets are lined with ornate three-storey buildings in an eclectic mix of styles, which are situated on irregular plots and front directly onto the street. Regularly spaced chimneys and unusual details, such as the dome of the temperance building, form an important part of the skyline. Some of the buildings have undergone inappropriate intervention, particularly to the shop fronts, distracting from the harmonious appearance of the streets. The smaller back streets are less ornate and have a rougher 'working nature'.

Character Zone 2: The organic street pattern of the relatively narrow streets creates intriguing secluded spaces, such as **Albert Yard** and **Temple Street**. The properties within the area are smaller and simpler than in Character Zone 1 and their irregular height and style creates an interesting intricacy of form. The quainter image of this part of town is completed by a combination of elements: for example quality setted and stone flagged surfaces, stone walls, early cast iron bollards and **North Beck**.

It is the character and appearance of the area that designation as a conservation area aims to protect and enhance; this is created by the interaction of a wide array of factors in addition to those already discussed in the previous sections. These include how the buildings and spaces are now used, their condition, the influence of modern accretions and the effect of intangible ingredients such as sounds and smells.

At first glance the Keighley Town Centre Conservation Area is the image of a Victorian / Edwardian commercial and administrative centre, the function of which it retains to this day, despite changes in the economic and social base

of the settlement. The decline in the manufacturing industry has occasioned the diversification of the economy of the town and it has become increasingly service based. Keighley is now one of the largest settlements in the district, second only to Bradford, and has become a major centre for shopping, public services and further education facilities, serving both its own population, which has risen significantly over the years, and the surrounding villages of Airedale and the Worth Valley. Behind the obvious Victorian façades, the character of small town Keighley is preserved and it is these two quite distinct characters that interact to form the overall image of the conservation area.



Character Zone 1

Victorian / Edwardian Keighley

North Street and **Cavendish Street** are the embodiment of the Victorian / Edwardian development of Keighley. Richly detailed buildings of stature line the straight, wide streets presenting a very grand image of this small Yorkshire industrial town. Both roads are now major thoroughfares and constantly buzz with the sound of passing vehicles, creating a sense of bustle and, as a result of their width, a sense of openness which is enhanced by **Town Hall Square**. However, the constant rush of traffic along the wide North Street has created a pedestrian barrier to the west side of the street. The streetscape of **North Street** dominates the conservation area. Its buildings are generally a uniform three storeys in height, designed in an eclectic mix of styles, with regularly spaced chimney pots and frontages facing directly onto the pavement. Vehicular entrances to the former **Laycocks** warehouse

are a particular characteristic of the east side of the street. The west side however is more solid, with the occasional passage allowing access to **Scott Street**. These narrow alleys are in fact a feature of the entire conservation area; they increase its permeability and allow glimpses from the main street to more hidden parts of town. The majority of the buildings on North Street have retained their original functions of commercial and administrative use, although there is evidently a lot of redundancy on the upper storeys, which serves to undermine what was an active street. In comparison to the Airedale Centre and **Low Street**, which have developed into the shopping heart of the town, North Street and the other streets in the conservation area are relatively quiet in pedestrian terms, although it is evident from an early twentieth century photograph that North Street was once a flurry of activity. Modern shop fronts have replaced the traditional on many of the commercial premises. As they often do not reflect the style, detail, colour or proportion of the buildings on which they are situated they tend to detract from the architectural merit of the

individual buildings and lessen the quality of the street. In addition, a number of later twentieth century concrete framed structures have been insensitively inserted into the otherwise harmonious street line.

Scott Street, which runs parallel to North Street, presents a very different impression of the town as the rear elevations of the North Street buildings back onto this street. The buildings are much less ornate and have a more 'working nature', typically with small rear yards. **Temple Row** is also dominated by the rear elevations of the North Street buildings, and again presents a less prestigious image of the town. The rear entrances along this street are generally recessed, but are now blocked with security features that are often not complementary to the style of the structures. Many of the early timber-framed windows however have survived on the upper storeys. The stone setts and flagged pavements along some of these back streets complement the vernacular feel of the area.

The street layout of the Victorian / Edwardian element of the conservation area is essentially



Commercial premises, many of which are marred by poorly designed shop fronts and fascias



Later twentieth century buildings inserted into the terrace of stone buildings on North Street

grid like, although the width of the streets and the types of buildings that occupy them vary. The wide residential streets that lead off to the west of North Street contribute to the openness of the centre of Keighley and its grand image.

Albert Street is a fine example of one such street. The former **Baptist Chapel** with its impressive iron railings and attached **Sunday School**, opposite the frontage of the former public baths, show the splendour of the Victorian town and complement the structures of North Street. Conversely, the smaller group of narrow terraced residential streets to the far north-west of the conservation area create more enclosed and secluded spaces and present a very different image of Victorian life. Although architecturally the streets are not as impressive as the main thoroughfares, historically they contribute greatly to the character of the town. Very few of the terraced buildings have retained their original door and window details, although some examples of timber-framed sliding sash windows and panelled doors have survived. The quality of the setted streets and stone flagged footpaths in this area is outstanding. However the commercial premises of **Lawkholme Lane** are most in keeping with the overall character of the town centre conservation area. The townscape value of this street, with the unusual crow stepped gable of the **Territorial Army building**, is rather fine.

Along **Church Street** the Victorian / Edwardian character of the town is juxtaposed with its earlier small town character. The south of the street is lined with an ornate late Victorian commercial terrace, which has retained its original shop fronts. To the rear of this is a site where North Brook Iron Works, which extended all the way to **Water Lane**, once stood. The demolition of these premises has left a large expanse of wasteland.

The negative influence of this piece of land on the image of Keighley town centre is marked and it is



Top: The rear of the Arcade, which backs onto Temple Row

Above: The former site of the North Brook Iron Works, a prime site for enhancement

therefore a prime site for some form of enhancement initiative. The north side of **Church Street** is very different in character to the south as it retains many of the town's simpler, older buildings, some of which are sadly in poor condition. **Number 56**, for example, has undergone many inappropriate modern alterations such as rendering. The clear visual connection between the two distinct character zones of the conservation area along Church Street is itself an important part of the visual impact of the town, as it allows its historical development to be readily interpreted.

Character Zone 2

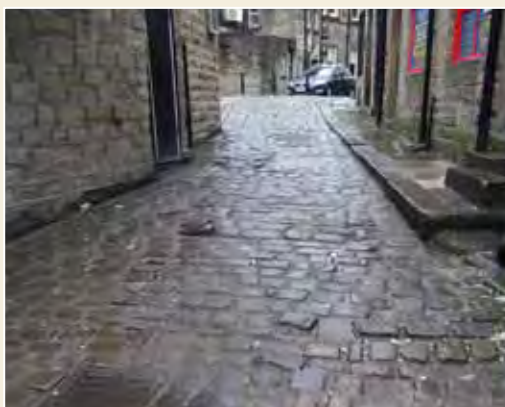
Character of Small Town Keighley

The south of the conservation area is the product of the early organic development of small town Keighley, which has subsequently been overlaid with Victorian and twentieth century influences. The road layout is more irregular and spontaneous than the grid pattern of the north, and there are small, secluded, intriguing spaces. **Albert Yard**, which can be accessed from both **Church Street** and **Bridge Street**, is a fine example of such a space. The irregularly shaped and setted yard is a historic feature of the town and is shown to have existed at the time of the survey for the 1852 Ordnance Survey map. It allows the rear of the Bridge Street and Church Street buildings, which retain many interesting and original features to be viewed. The evocative nature of the space is increased by the survival of a row of cast iron bollards that date from the early to mid nineteenth century. Similar bollards sit at the entrance to **Water Lane** from Bridge Street; these are rare and very characteristic of this older part of the town. The visual appeal of **Albert Yard** has however been disturbed by the presence of flaking render on some of the rear elevations and the poor condition of the stone setted surface. A similar space situated to the far south-west of **Temple Row**, which also appeared on the 1852 Ordnance Survey map, opens up rear views of the two storey properties of **Temple Street** and the irregular buildings of **High Street**. This space is presently used as a car park and is surfaced in tar macadam, which has created an uneven surface that does not harmonise with the warmth of the setted and stone flagged surfaces that predominate in this part of the town. The stone wall that surrounds the space, however, is complementary to the buildings

and is a typical feature of the Temple Street area. The boundary walls around the **Sunday School** buildings, adjacent to the Mosque (**the former Methodist chapel**), are topped by cast iron railings that are reflective of the later date of the structure. A narrow, walled footway, which is entered via an iron gate, is situated to the south and leads through to the **High Street**. This serves to increase the permeability of the conservation area, although it is an intimidating and neglected space. **Roper Street** to the rear of the High Street is an equally significant space, again being setted and opening up perspectives of the rear of buildings.

The buildings of the south are generally very irregular in height and style, as a result of the gradual

development of the area. The buildings date from the seventeenth through to the twentieth century and their styles vary accordingly. The diversity of building heights creates an intricacy of form, which is visually interesting. The buildings of the High Street and those that circumvent Albert Yard produce a particularly attractive streetscape. **St. Andrew's Church** tower, which peeks over the buildings, is a landmark that forms an important backdrop to the scene. The area immediately around the church has retained its village image, created by the open space to the front and the greenness of the graveyard to the rear. Several public houses huddle together in the vicinity and consequently the area has become a hub of social activity. This has historic significance as public



Top left: The characteristic setted entrance into Albert Yard from Church Street

Top right: Early cast iron bollards in Albert Yard

Above: The graveyard of St Andrew's Church

houses were traditionally sited close to churches in the centre of villages. The graveyard is not as well cared for as it could be, with a number of broken gravestones and some graffiti: this lack of attention serves to undermine the quality of the church itself.

The majority of the buildings in the south of the conservation area, like the north, are commercially orientated; a characteristic that unites the two areas. Some of the buildings on the north side of **Church Street**, the earlier buildings of **Bridge Street** and some on **High Street** have retained well-proportioned timber shop fronts. However a substantial number of the structures have undergone quite extensive alterations, such as rendering, replacement windows and the insertion of poorly detailed modern shop fronts, all of which have served to undermine the quality of the area. Vacancy is also an issue, particularly along

Chapel Lane. New commercial uses have been introduced into the area. They include a plumbing business which operates from the former **Sunday School on Temple Street**, and a number of small activities that function from the smaller buildings on this street. A community centre, situated on the junction of **Temple Street** and **Temple Row**, is a particularly positive use, as it fits comfortably in the building and attracts people to the area. The large domineering structure of the **Methodist Church** itself is now used as a Mosque, which is illustrative of the evolving character of Keighley. Many people of Asian origin have established themselves in the area, contributing greatly to the cultural dimension of the place.

The conservation area extends southwards to **Beck Street**. This sits slightly to the south of the beck itself, which is a particularly important feature of the early

settlement and retains its early industrial nature, setting it apart from the commercial core of the conservation area. The industrial buildings and workers housing that sit on its southern bank are now mostly redundant and in a poor state of repair and the beck itself is poorly maintained and scattered with litter. Nevertheless, it does retain many interesting features such as the setted Beck Street and some interesting windows in the buildings.

All of these features contribute to the character of the beck and testify to past uses and thoroughfares through the area. Much of the land to the north of the beck is now wasteland and detrimental to the overall image of the conservation area.



The former Sunday School on Temple Street, now a plumber's merchants



Top: North Beck

Above: The traditional road surface and derelict buildings of Beck Street

Activity

Summary of activity in Keighley Town Centre Conservation Area

The activities within the Keighley Town Centre Conservation Area create a variety of different character areas. **North Street** is dominated by tall, grand late Victorian commercial premises, and as a major through route there is continuous traffic throughout the day. Vehicle noise and smells dominate this area and the road acts as a barrier through the middle of the conservation area.

Contrasting with this is **Church Street** which, although it abuts North Street, has a completely different atmosphere. As the historic core of the town, the commercial premises are older and more vernacular, giving the area a personal feel, and **Church Green** provides a quiet space with trees, stone flags and grassed areas. A number of the buildings in this area have been restored and they create something of a showpiece within the conservation area.

Similarly, **Temple Street** and **Chapel Lane** are accessed from either **High Street** or **North Street**, and both streets are lined with vernacular buildings and paved with stone setts and flags. The bustle of the main roads is instantly lost on entering these quiet, traditional areas.

At the north eastern corner of the conservation area, the small terraced houses of **Shed Street** and **Drill Street** have the typical feel of Victorian workers housing within the Pennine area, and the streets have retained the traditional stone flags and setts which add to their character.

The long incline of **Devonshire Street** has a more prosperous feel, with most of the well detailed large terraced houses converted into offices. The removal of most of the boundary walls for parking has opened the street up, making it feel very wide and open, even though this has resulted in the loss of some character.

In contrast with the areas above, the land between **Beck Street** and **St Andrew's Church** seems almost rural. The large deciduous trees in the graveyard give it a feeling of serenity and the sound of the rushing waters of the beck is calming. Unfortunately the wasteland behind **Hattersley Crescent** on **Church Street**, and the litter and graffiti in the area, give it a rather intimidating feel.



Heavy traffic on North Street

Current Condition, Threats and Opportunities

Keighley Town Centre Conservation Area contains a diverse range of buildings in terms of age, architecture, size, function and significance.

The character audit results show that many traditional timber windows are being replaced with unauthentic modern windows, and many shopfronts are being replaced with modern timber and aluminium shopfronts. Many chimney stacks have been lowered or pots have been removed, although the authenticity of roofs themselves is very high, with only minor alterations such as the insertion of small rooflight windows. Ashlar stone walls are generally in good condition, whereas other walling is being degraded by inappropriate pointing. Walls throughout the conservation area are affected by excessive amounts of modern clutter such as cables, alarm boxes and modern sign boards and banners, although on the whole they are in good condition. The conservation area has a number of key strengths, including the retention of original roofing materials, and a row of terraces with unaltered bay windows on **Devonshire Street**. A number of shopfronts are in exceptionally good condition, and the retention of stone flags and stone setts to some highways, yards and pavements enhance the character of the area.

Identifying and understanding the areas current condition, strengths, weaknesses, opportunities and threats is important as it will enable the Council, property owners and the public to address weaknesses and threats and build upon strengths and opportunities.

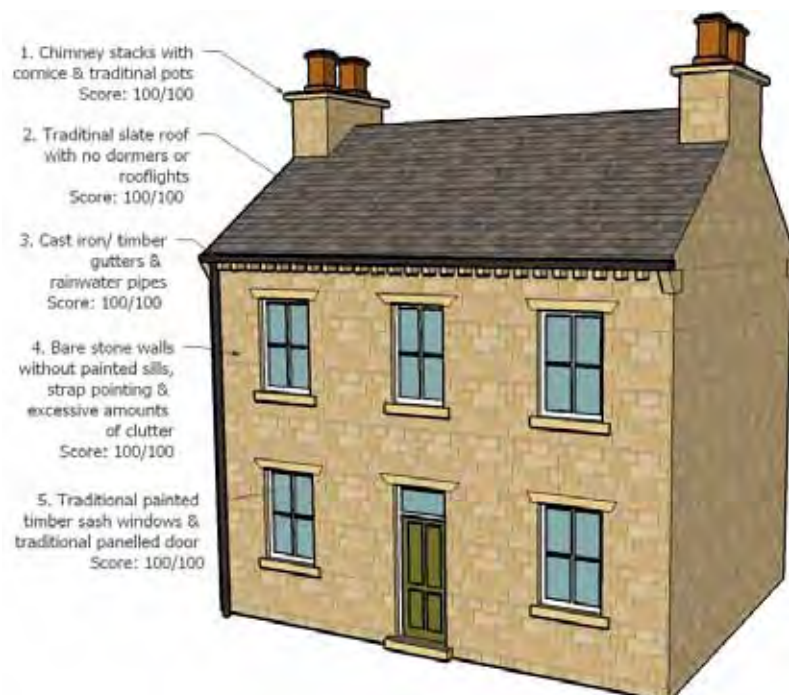
Building Character Audit

The front wall and roof slope of all historic houses and shops in the conservation area have been assessed to give a measure of their appropriateness and contribution to the character and appearance of the building and wider area, if they are visible from a highway. The following features and details are important to the character and appearance of properties and have been scored out of 100:

- Chimneys
- Roof
- Rain water goods (both gutters and down pipes)
- Exterior walls
- Windows and doors
- Boundary walls (if applicable)
- Porches (if applicable)
- Bargeboards (if applicable)
- Bay windows (if applicable)
- Shopfronts (if applicable)

The analysis of this information allows The Landscape, Design and Conservation Team to identify particular features and details which are being lost, insensitively altered or inappropriately replaced and provides a good overall picture of the strengths and weakness of individual buildings, streets and areas. An example of a building with an excellent score and a building with a very bad score are shown below. It should be noted that commercial buildings other than those with shopfronts, apartments/ flats, community buildings and modern houses built after 1956 are not scored. A copy of the scoring system is included in Appendix 4.

An example of a historic building with an excellent score of 100/100



Building Character Audit Results

Overall, buildings in Keighley Town Centre Conservation Area scored an average of 70 out of 100. The results are shown by street in the table below.

Street	Overall score	No. of properties	Street	Overall score	No. of properties
Albert Street	64	4	Highfield Street	82	2
Albert Yard	73	4	Kendall Mellor Court	80	6
Alice Street	32	5	Lawkholme Crescent	72	6
Bath Street	47	1	Lawkholme Lane	71	7
Bow Street	88	4	Lord Street	59	5
Bridge Street	69	6	Low Street	61	17
Broomfield Street	62	6	Market Street	49	3
Campbell Street	47	3	Mornington Street	82	1
Cavendish Street	70	13	North Queen Street	51	4
Chapel Lane	71	5	North Street	78	51
Church Street	84	30	Rectory Row	58	2
Cooke Street	67	4	Russell Street	87	4
Devonshire Street	73	37	Scott Street	76	9
Drill Street	73	11	Shed Street	66	3
Fair Isle Court	42	5	Spencer Street	36	3
Henry Street	61	12	Temple Row	64	1
High Street	61	21	Temple Street	70	18
Highfield Lane	51	5	Totals	70	322

An example of a historic building with a very bad score of 14/100



Strengths

The street pattern of the conservation area has changed very little over the years. **North Street** and **High Street** were widened in the late nineteenth century but this had little effect on the layout of the residential streets or the street pattern of the historic core.

Many buildings along the main thoroughfares of **North Street** and **Church Street** retain a great deal of their original character. The original uses of many of the buildings are still apparent, particularly the banks and civic buildings on North Street and **Bow Street**, and the small shops on **Church Street** and **Lawkholme Lane**. Interesting features remain throughout the conservation area, including the shop front of **31 Church Street** on **Hattersley Crescent**, which is actually a large sash window, presumably intended to be opened during trading hours to display grocery goods. In fact, the whole of Hattersley Crescent is a restored late Victorian parade of shops and is something of a showpiece. The shopfront of **14 Church Street** retains a traditional timber external shutter, a feature which is rather unusual in Keighley. Although most of the traditional windows on **Drill Street** have been replaced, there are a number of historic doors on the south side, and the buildings retain their distinctive character.

Historic features and details can be found throughout the conservation area, particularly on **Church Street**, **Bow Street**, and many of the buildings on **North Street**. A high proportion of buildings retain traditional roofing materials and stone elevations, and a significant number of buildings retain traditional shopfront details. Industrial features such as loading doors and hoists are still in existence, although usually in less

prominent locations, such as on the building elevations in **Chapel Lane**, and on the former **Laycocks** warehouse behind **Burlington Buildings** on North Street.

Many beautiful examples of carved stonework can be found within the conservation area. Most of them were carved in the late nineteenth and early twentieth centuries, and are particularly prominent on the west side of North Street and on the public buildings such as the **library** and **Town Hall**.

The area's listed buildings tend to retain a high proportion of their original features and details. With an average score of 83% this is significantly higher than the overall average of 70%.

Although there is some vacancy, there are still quite a range of activities in different buildings types throughout the conservation area. They range from shops, public houses, restaurants and religious institutions to civic buildings, offices and houses.

The different characters make this an interesting conservation area, with noisy traffic filled streets such as North Street and High Street contrasting with the quiet side streets such as Temple Street and Drill Street, and hidden spaces such as Albert Yard. The area around **North Beck** is surprisingly green and rural when its context within an urban setting is considered.

Significant areas of traditional streetscape materials are still in situ. This is particularly apparent on **Temple Street**, **Back Broomfield Street** and **Drill Street**, where the roads are lined with stone setts and the pavements are laid in stone flags. **Albert Yard** even retains some traditional cast iron bollards, the style of which appears to be exclusive to Keighley.



Top: 31 Church Street – the shop front has a large sash window

Above: Wetherspoons public house – the former Temperance Institute on North Street

Key open spaces maintain their traditional character. **Town Hall Square** is an attractive space created in the early twentieth century, which displays a highly prominent and well designed war memorial. Although there has been some vandalism, the graveyard of **St Andrew's Church** retains a feeling of serenity, and **Albert Yard** may give clues to how the rear of North Street was before the road widening, when the shops were smaller in scale and there were numerous yards.

There are a number of mature and semi-mature street trees along some of the main thoroughfares including the north end of North Street and on Church Green.

The re-use and adaptation of many buildings has helped to retain the vibrancy of the area. Particularly prominent examples are the recent conversion of the former **police station** on North Street into civic offices, the **Temperance Institute** into a public house and **Temple Row Methodist Church** into a mosque.

Weaknesses

Some of the streets with below average authenticity scores are among the conservation area's most prominent thoroughfares, in particular **High Street** and **Low Street**.

A significant proportion of traditional shopfronts have been drastically modernised or removed entirely. Modern and inappropriately altered traditional shopfronts are fairly common and are detracting from the street scene, and inappropriate shop signage is common. Signs are often too big and made from poor quality materials, and do not complement the style of the buildings. Most of the shopfronts on **Low Street** lack any traditional features, and most of the signs are inappropriate.

Many of the buildings on **High Street** in particular have modern shopfronts with highly inappropriate signage. A small number of properties on this street remain authentic. **Bridge Street** is another prominent street in which traditional shopfronts have been removed or neglected, and in one case a huge obtrusive sign has been fitted.

The painting and/or rendering of stonework and the inappropriate mortar, pointing, stone cleaning and clutter are undermining the group value of buildings. High Street has a particularly low authenticity score because most of the buildings have suffered from unsympathetic alterations such as painted or rendered prominent elevations.

The widespread alteration of chimneys is impacting on the skyline of the conservation area. In some places such as North Street, many of the chimneys remain intact, but once again buildings on High Street and Low Street have suffered from alterations. Many of these chimneys are still in place but their pots have been removed.

On the whole roofs are in exceptionally authentic condition, although some modern dormer windows, including three UPVC clad dormers on Scott Street and one on Albert Street, have had a considerable impact on the streetscape in these areas by interrupting the line of the traditional roofs.



Top: 14 Low Street, a building with few traditional features and an inappropriate sign
Above: Numerous inappropriate alterations to 38 High Street

Many traditional windows have been replaced with modern windows, in many cases with UPVC. Where the new do not follow the format of the old, this can disrupt the continuity of terraces, particularly in the residential areas. **Albert Street** shows some particularly poor examples of detailing, with replacement UPVC windows in the majority of the buildings. The brown UPVC windows are particularly obtrusive in the **Brooks Building** and Community Centre near the bottom of the street. Many of the buildings on **Low Street** have replacement windows, although on the whole they have the same proportions as the original windows so their effect is not as conspicuous as in some areas.

There are a number of vacant or underused buildings within the conservation area. Some commercial properties on **Devonshire Street** are vacant, along with some retail units on **North Street**. In some cases, the shops are in use but a considerable amount of upper floor space is underused and in poor condition. Most of the buildings lining **Beck Street** are derelict and at risk of vandalism or fire damage.

The insertion of uncomplimentary modern buildings has affected the character of traditional streets quite considerably. Particularly obvious examples are the flint clad HSBC building at **38-40 North Street** and the **Yorkshire Bank** at **65-73 North Street**.

High volumes of traffic pass through North Street, creating a noisy, smelly environment and a barrier for pedestrians wishing to cross the road.

Opportunities

Opportunities for enhancement and high quality intervention within conservation areas present themselves regularly. Decisions by stakeholders including the Council (Planning, Highways and Asset Management), property owners, utility companies and other interested parties have an impact on the evolving character and condition of the conservation area. Carefully managed change should not threaten the quality or interest of the conservation area. Better decisions by all stakeholders involved can make a huge difference, and can be informed by the Conservation Area Assessment and advice from the Landscape, Design and Conservation Team.

The Design and Conservation Team has published 'A Homeowner's Guide to Preserving and Enhancing the Character of Your Conservation Area'. This is a manual of advice in respect of repairs and maintenance of traditional properties, covering

all aspects of general upkeep of properties including roof and chimneystack repairs, pointing and external joinery. The guide is available to download without charge from the Council's website at www.bradford.gov.uk/repairs

The Shopfront Supplementary Planning Guide is aimed at guiding and informing property owners, developers and Planning Officers about good design with respect to shop fronts, signage and shop front security. This is also available to download from the Council's website at http://www.bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/shop_front_spd

Through the use of this Conservation Area Assessment and the guidance listed above, decision making should improve and property owners should become better informed about the

impact of the works that they chose to undertake. Where development has been undertaken without the necessary consents or permissions and these works harm the interest of the building or the conservation area, it may be appropriate to take enforcement action to rectify the situation. Enforcement action has been taken, and continues to be taken, in Keighley Town Centre Conservation Area.

A number of projects for the improvement of Keighley Town Centre Conservation Area have been identified and are being (or already have been) implemented by the Landscape, Design and Conservation Team, the Airedale Partnership, the Highways Team and other Council Departments. Improvements include: the Townscape Heritage Initiative and the improvement and de-cluttering of signage on High Street.



The former Keighley College building on North Street

In Keighley there is an opportunity to bring vacant buildings back into use through the Townscape Heritage Initiative, which will improve the vitality of the conservation area. The Landscape, Design and Conservation Team will encourage the re-use of vacant buildings but insist that any alterations are of high quality and enhance the character and appearance of the conservation area. Proposed uses should complement the character of the conservation area and encourage vitality and investment.

There is the opportunity for the reinstatement of historic building features and Yorkshire stone pavements in **North Street**, **Church Street**, **High Street** and parts of **Low Street** and **Bridge Street** through the Townscape Heritage Initiative. The success of

this depends on the willingness of property owners to participate in the scheme, which has the potential to re-vitalise the area and make it a pleasant place for people to live, shop and work.

The Landscape, Design and Conservation Team will promote awareness of the historic environment in Keighley town centre through the Townscape Heritage Initiative. Historic skills and maintenance training will be organised for local contractors, property owners, residents and local students. Heritage craft events will be held on Church Green to highlight the importance of the historic environment in Keighley.

The recent relocation of Leeds City College (Keighley Campus) could lead to the redevelopment

of the existing college site. This redevelopment should uphold the conservation area's vitality and enhance the character and appearance of the area. If the existing building is demolished, an appropriate replacement is essential in this high profile location.

The vacant site on Water Lane is a prime site for enhancement. Beck Street has significant historic interest and character and has the potential to become a pleasant waterside area. Development of the adjacent buildings would be necessary to achieve this.

Traffic management measures within Keighley may help to reduce the congestion on North Street.

Threats

One of the biggest threats to the conservation area is the continued loss of traditional features and details from buildings. The Building Character Audit has highlighted the fact that many building features and details are being insensitively repaired, removed or replaced with non-traditional alternatives. Traditional windows and shop fronts are the most threatened building elements. The continued loss of such features threatens the character and interest not just of the individual properties but of the wider streetscape and conservation area as a whole.

The continued use of inappropriate signage, replacement of shopfronts, and the introduction of inappropriate external shutters can all result in an unattractive street scene, which will not encourage shoppers and further investment. **Hattersley Crescent** and **10-14**

Church Street are examples of beautifully restored buildings, and **10 Church Street** even retains a traditional timber external shutter.

Directly and indirectly linked to the above are poor decisions made by stakeholders, sometimes including the local authority regarding development that is subject to planning applications and listed building consent. Decisions affecting the historic environment need to be carefully weighed-up. Well designed development can have a positive impact on areas, however, where poor development has been approved or where development has not been built in accordance with plans, and enforcement action has not been taken this can undermine the quality of the environment. This also applies to decisions taken that affect highways, open spaces and trees.

The potential benefits of known future major redevelopments in the conservation area (such as **Water Lane** and the **Keighley College** site) must be fully realised and designed appropriately for the conservation area.

Keighley town centre retains a number of setted streets, some of which are adopted and maintained by the local authority. As the volume of traffic grows the threat to these streets increases as pressure to create engineered and level surfaces becomes greater. Stone setted streets and flagged pavements complement the grain and materials of the conservation area and are of historic interest in their own right. Every effort needs to be made to retain and repair them.

The continued vacancy and under use of buildings and sites in the

conservation area threatens the character and vibrancy of the area. In Keighley there are 25 vacant buildings known to the Design and Conservation Team, ten of which were also vacant at the time of the last assessment in 2007. However, it is good to see that fifteen buildings have been brought back into use since 2007, including **Central Hall** which was in a poor state of repair and the prominent former **police station** on North Street which is now Keighley Civic Centre.

The continued prioritisation of traffic over pedestrians is an issue in different areas of the conservation area. On North Street it contributes to the decline on the west side of the street by creating a barrier for pedestrians who wish to cross the road. This is not a recent issue, as the road was widened in the early twentieth century, but traffic volume has increased significantly over the years.

As noted under weaknesses, the inappropriate pointing and rendering of sandstone buildings with cement rich mortars presents a great threat to the longer term conservation of many buildings. The use of hard, impermeable mortar for pointing results in moisture being retained in the softer stone, which can be gradually blown apart by freezing

or the expansion of salts. It is also aesthetically and historically inappropriate. Cement render traps moisture, which can damage the stonework and interior of the building.

A lack of skilled contractors with an understanding of historic building performance and repairs is the predominant reason for inappropriate repairs. Unless the skills shortage is addressed, incorrect repair techniques will continue to be used, resulting in the reduced performance and deterioration of the buildings, and the erosion of the character of the conservation area.



Damaged stonework and damp penetration caused by poor maintenance

This problem is compounded by the neglect of buildings by property owners. If basic maintenance such as gutter cleaning and roof repairs is not carried out, buildings deteriorate and repairs can cost a considerable amount, particularly where structural works are required. Regular basic maintenance is vital for keeping buildings in good repair and retaining the character of the conservation area.

The limited availability and high cost of stone slates for the repair and replacement of stone roofs is an issue affecting the historic environment throughout the Pennine areas. This poses a potentially significant threat to the long-term conservation of Keighley town centre, particularly the older areas.

An increasing problem is the theft of metal from buildings, and stone from the public realm. Metal theft can cause major damage to buildings, particularly through water damage, and stone theft can quickly erode the character of an area. Vacant buildings, particularly those in quiet locations such as **Beck Street**, are at risk of major damage by fire. It is essential that security measures are put in place if a building is vacant, vulnerable areas are monitored regularly, and repairs are dealt with promptly by the property owner.

Management Proposals

The following management proposals are based on the issues identified in the Keighley Town Centre Conservation Area Assessment (2004) and prioritised by members of the community who took part in the Keighley Town Centre Conservation Area Assessment public consultation (2013).

The aim of the Conservation Area Management Proposals are to preserve and enhance the character and appearance of the conservation area. This can be achieved by the Council, the community and other stakeholders working together to maintain historic features and details, improve delivery of Council services and to ensure that all decision making contributes positively to the sense of place and character of the area, whether it be a simple repair or a complex new development.

1. Improve traffic management in Keighley town centre

The Landscape, Design and Conservation Team will work with the Highways Team to make the through routes in the conservation area more pleasant for pedestrians and motorists.

York stone pavements will be laid on North Street, Church Street and High Street through the Townscape Heritage Initiative. This should encourage more footfall in the area of the conservation area.

2. Retain the commercial activity in Keighley town centre. Ensure all investment contributes to the character of the conservation area and its activities

Where investment is made in buildings, spaces or services within the conservation area these should contribute positively. The Landscape, Design and Conservation Team will maintain and foster links between other Council departments and outside partners, including those with possible sources of grant funding,

to ensure that when opportunities arise for investment in the area these are dealt with proactively and positively. The Airedale Partnership is active in supporting retail and commercial businesses in the conservation area, and they actively source funding and support initiatives in the area.

It is important that the buildings in the conservation area are fully used and economically viable. This in turn secures their regular maintenance and ensures that the town retains its vibrancy. Although a number of buildings have been converted for new uses in an appropriate fashion, it may be necessary to identify vulnerable buildings and ways by which they could be repaired and brought back into a full and appropriate use. The Townscape Heritage Initiative aims to encourage property owners to invest in their buildings and bring vacant floor space back into use. This can range from improving shop fronts to encourage prospective tenants, to converting upper floors above shops into flats.

The Landscape, Design and Conservation Team will encourage appropriate re-use of buildings within the conservation area, and offer advice and support to property owners.

3. Promote good quality new development

Good quality new development is promoted through planning policy at both local and national level (*please see Appendix 3 for more details*). The Landscape, Design and Conservation Team provide comments on all applications affecting the conservation area,

listed buildings and their settings which then inform the Planning Officer's recommendation and the Council's decision on such planning applications.

High quality new design will be promoted through a close and consistent relationship with the planning process. This currently includes contribution to the pre-application process for major applications and applications affecting listed buildings.

4. Improve the quality and amenity value of the public realm, open spaces and highway materials

This can be achieved through closer working relationships between the Landscape, Design and Conservation Team and other relevant departments such as Highways, Asset Management and Enforcement. Open and regular communication will allow for the exchange of ideas and opportunities to inform decisions on work within the conservation area before it is undertaken. Proposals for replacement signage and surface treatments will be discussed to ensure that they are appropriate for the conservation area.

Yorkshire stone flags will be reinstated on the pavements of North Street, High Street and Church Street as part of the Townscape Heritage Initiative. Local stone will be used for authenticity and sustainability, and the work will be carried out to a high specification to ensure it is durable and requires minimal maintenance.

5. Retain important trees

Trees within the conservation area are protected and anyone wishing to undertake works to such a tree must provide written notification to the Council prior to commencing work (*please see Appendix 3 for more details*). The Landscape, Design and Conservation Team will liaise with the Trees Team to ensure that where trees make a positive impact on the conservation area they are suitably protected and retained wherever possible.

6. Preserve and enhance features and details that contribute to the character of the conservation area

Whilst most works that affect the appearance of buildings other than dwellings require planning permission and are therefore subject to scrutiny against local and national planning policy, some minor works to unlisted dwellings are exempt from this requirement. Minor works such as repairs, replacement of doors and windows and removal of boundary walls can cumulatively have a major impact on the conservation area. The Landscape, Design and Conservation Team have published guidance for homeowners covering all aspects of repair and maintenance of traditional buildings. This guide can be downloaded free of charge from the Council's website at www.bradford.gov.uk/conservation

Building repairs and architectural reinstatements will be carried out through the Townscape Heritage Initiative. Reinstatements can range from the replacement of an entire shopfront with a replica of the original, to windows, shop signs and gutters. This work is based on evidence on site and archive material including old photographs and architectural drawings; there is a considerable amount of evidence available for areas of the Keighley Town Centre Conservation Area.

The Council has powers to introduce an Article 4 (2) direction

to protect significant traditional features and details on dwellings that enhance the character and appearance of the conservation area. Article 4 (2) directions work by removing permitted development rights from specific properties allowing the Council to control changes through the planning process. These could be used for changes such as replacement roofing materials, windows and doors and alterations to front boundary walls or railings. If the Council decided to introduce an Article 4 (2) direction it would first undertake consultation with the local community and would be likely to proceed only if the community was in support.

7. Address illegal works to listed buildings and unauthorised development

The Landscape, Design and Conservation Team will liaise with the Council's Enforcement Team to ensure that any unauthorised works to listed buildings, or works that harm the character and appearance of the conservation area, are noted and where appropriate action is taken to rectify the situation.

8. Reduce street clutter and advertising hoardings

The Landscape, Design and Conservation Team will work with the Highways Team to reduce signage and clutter. Much of this will be carried out during through the Townscape Heritage Initiative.

The Landscape, Design and Conservation Team will work with the Planning Service to remove unauthorised hoardings and control any new advertisements. Design guidance will be produced to inform property owners and tenants, and advice and guidance will be given.

9. Landscape, Design and Conservation Team to maintain contact with the local community

Communication between the Team and local residents is key to fostering understanding on both sides about the historic environment and any threats

and opportunities that present themselves. In order to maintain open and honest contact with local residents, the Landscape, Design and Conservation Team will ensure that the website is made as informative, user friendly and up-to-date as possible with links to guidance for homeowners being made freely available to download.

The Landscape, Design and Conservation Team will be contactable via telephone, email, and letter and available for face-to-face meetings at Bradford Planning Reception to discuss conservation related issues.

The Landscape, Design and Conservation Team will publish a yearly update of the activities of the team and any new relevant advice or information to residents of conservation areas, listed buildings and the world heritage site through the Council's quarterly published newsletter 'Community Pride'. This will update residents as to the activities of the team and any relevant issues, good practice and where to seek advice.

The Landscape, Design and Conservation Team will issue regular press releases in relation to the Keighley Townscape Heritage Initiative, and the Townscape Heritage Initiative Officer will be available for meetings on site and at the Airedale Partnership office on North Street.

10. Improved communication between Council officers and key partners in the conservation area

Communication between the various departments within the Council and other parties that work within the conservation area, such as statutory authorities and Keighley Town Council, is equally important. The Landscape, Design and Conservation Team is consulted on every application submitted within a conservation area or affecting a listed building or its setting. The comments given by the Team then inform the recommendations and decisions

made by Planning Officers and Elected Members.

Regular workshops will be held to train Officers and Members within the Council to deal with specific issues within the historic environment. They will raise awareness of the sensitivity and impact of decisions made within conservation areas.

The Landscape, Design and Conservation Team will communicate regularly with local businesses and stakeholders through the Airedale Partnership, Keighley Town Centre Association and Townscape Heritage Initiative. Updates will be issued on local initiatives, and design and maintenance guidance will be offered along with training and heritage events to promote awareness of the importance of the conservation area.

11. Retain the traditional scale, proportion and character of the shopping and business areas

Encouraging the retention of commercial uses in the conservation area is important to maintaining the vibrancy and variety of land uses that contribute to the character and sense of place in Keighley town centre. Commercial buildings and in particular shopfronts are often of historic interest in their own right. The Shopfront Design Guide SPD (Supplementary Planning Document) was adopted in 2007. It provides design guidance for shopfronts across the district and is a material consideration when assessing planning applications. The Shopfront Design Guide is available to download free of charge from the Council's website at: http://www.bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/shop_front_spd

Planning applications for new shopfronts or alterations to existing shopfronts are affected by both local and national planning policy

and guidance (please refer to Appendix 3 for further details), which in conservation areas or in buildings of special interest encourages the retention of traditional features.

12. Monitor change and feedback to local community and Council Officers working in the conservation area

The Landscape, Design and Conservation Team will, from time-to-time, review the conservation area boundary and update the Conservation Area Assessment and Review and publish the document on the Council's website so that it is freely available to view and download.

13. Monitor planning applications to add value to the historic environment

The Landscape, Design and Conservation Team will consult on all applications affecting the conservation area and its setting.

Pre-application advice and design guidance will be given to property owners on request and through the Townscape Heritage Initiative to ensure good quality design.

Preservation

The aim of the Conservation Area Assessment is to preserve and enhance the character and appearance of the conservation area. To achieve this aim the Council, local residents and any other stakeholders will need to work together to maintain the traditional character of the area, its special and unique features and details and limit the loss of character. Preservation will be achieved by ensuring that planning applications for the demolition of any building or structure are only approved where it can be proved that it is of general benefit to the community and that the demolition will not result in a loss or damage to the character or appearance of the conservation area.

Applications to develop, extend or alter properties will be expected to be of the highest standard of

design following the characteristics of the conservation area and using appropriate high quality materials.

In terms of setting, Keighley Town Centre Conservation Area is characteristically densely built up, with long wide streets flanked by ornate high status Victorian and Edwardian commercial structures, which create impressive vistas through the town centre. These are juxtaposed with the narrower, setted streets of the old town in the southern part of the conservation area. Further north are compact streets of workers housing, complete with setted streets, and to the west are grand residential streets.

Shops are a major feature of the conservation area, in both the old town and the later Victorian streets. Some of these have been remarkably well restored.

The graveyard of **St. Andrew's Church** is a historically and visually significant open space in the predominantly built up conservation area. This grassed area, dotted with deciduous trees and gravestones, is surrounded by stone walls that complement the buildings of the conservation area. The beck is situated immediately south of the graveyard, giving this area a rural feel.

Landscaped urban spaces are an integral part of Keighley town centre, the most prominent being **Town Hall Square**, which retains its original early twentieth century layout. The landscaped space of **Church Green** in front of St. Andrew's Church is also a significant open element of the conservation area, signifying where the early market of the town was once held.

Design Guidance in Conservation Areas

Conservation area designation does not prevent change but ensures that all change is appropriate to the locality in which it occurs. The general guidance for any work requiring planning permission in a conservation area is that the character and appearance of the area should be preserved or enhanced where desirable.

Please note that the following information is general advice and good practice when considering new development in the historic environment. It should be read in conjunction with national guidance, particularly the NPPF and its accompanying practice notes and with local policies:

- New buildings or extensions should reflect the general pattern of buildings in Keighley town centre especially in scale and proportion, although

modern architectural solutions may be appropriate in some locations, provided they respect the character of the conservation area and are of the highest quality

- Materials should be in accordance with those traditionally used in the particular part of the conservation area, in order to strengthen the textural grain of the conservation area and its visual amenity
- Any new building or extension should be of a local scale and located on its site in a way which reflects the traditional building pattern of the conservation area
- Boundary walls and railings should be incorporated in the development in a way which compliments those already in existence using similar materials and details

As regards new development in conservation areas, Building in Context (English Heritage and CABE, 2002) advises that 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
- New buildings or extensions should sit happily within the pattern of existing development and routes through and around it
- Important views and vistas should be respected
- The scale of neighbouring buildings should be respected
- The materials and building techniques used should be of as high a quality as those used in existing buildings
- New development should not impinge on any significant open spaces or necessitate the destruction of buildings which contribute to the character of the place

A positive and imaginative response to infill development will be encouraged, especially those that make a particularly positive contribution to the public realm. Pastiche; the replication of historic features in an unimaginative way, should be avoided.

All planning applications for new development within the Keighley Town Centre Conservation Area should be accompanied by a Design and Access Statement. The statement should provide evidence that the significance of any directly affected building or development site and the wider context of the area has been assessed and carefully considered, in accordance with the requirements of Planning Policy Statement 5.

Listed Buildings

There are 24 listed buildings within Keighley Town Centre Conservation Area, these are listed for their architectural and/or historic interest and are protected by the Planning (Listed Buildings and Conservation Areas) Act 1990. Some of these buildings are split into a number of individual units. Within the conservation area these include:

- **St Andrew's Church on Church Street**
- **The war memorial on Town Hall Square**
- **Hattersley Crescent on Church Street**
- **Keighley Public Library on North Street**
- **3 High Street**

The Department of Culture, Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic

interest and English Heritage has the responsibility for administering the list. Listed Building Consent is required from the Council for any work which affects the special historic or architectural interest of the building. This can apply to internal as well as external works. More information about listed buildings is available from the Council's Landscape, Design and Conservation Team and in Appendix 2 of this document.

The Listed Buildings and Conservation Areas Act 1990 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.

3 High Street, the former Liberal Club



Further Reading

Historical Resources

Corporation of Keighley (1970): *Keighley Official Handbook*. Ed. J. Burrow & Co Ltd: London.

<http://www.keighley.towntalk.co.uk/history/index.php>

Keighley, William (1879): *Keighley Past and Present*. A. Hey, Stationer: Keighley.

Bencroft, H., Briggs, A. & Treacy, E.: 'One Hundred Years of the Parish of Keighley 1848 – 1948'. John Wadsworth Ltd., The Rydal Press, Keighley.

Cardwell, J. S. (1997): *Keighley: A Pictorial History*. Phillimore.

Dewhirst, I. (1973): *More Keighley in Photographs*. Nelson: Lancashire.

Dewhirst, I. (1974): *A History of Keighley*. Keighley Corporation, Keighley.

Dewhirst, I. (1972): *Old Keighley in Photographs*, Keighley.

Dewhirst, I. for Keighley Civic Society: *Keighley Town Trail*. Crown Press Ltd.: Keighley

Planning Policy/ Guidance

City of Bradford Metropolitan District Council (2005), *Replacement Unitary Development Plan for the Bradford District*

City of Bradford Metropolitan District Council (2007), *Shopfront Design Guide, Supplementary Planning Document*

City of Bradford Metropolitan District Council (2007), *A Homeowner's Guide to Maintaining and Enhancing the Character of Your Conservation Area*

Department of Communities and Local Government (DCLG), *National Planning Policy Framework (NPPF)*, The Stationery Office, London.

English Heritage and CABE (2002), *Building in Context: New Development in Historic Areas*

Contacts

To register comments or for further information please contact:

The Landscape, Design & Conservation Team

Department of Regeneration and Culture
The City of Bradford Metropolitan District Council
Jacob's Well
Bradford
BD1 5RW

e-mail:
conservation@bradford.gov.uk

Telephone:
01274 433952

Webpages

Conservation homepage:
www.bradford.gov.uk/conservation

Conservation Area Assessments:
www.bradford.gov.uk/conservation

Listed Buildings:
www.bradford.gov.uk/listedbuildings

Repairs and Maintenance Guidance:
www.bradford.gov.uk/conservation

Shopfront Design Guidance:
www.bradford.gov.uk/bmdc/the_environment/planning_service/local_development_framework/shop_front_spd

Appendix 1: Glossary of terms

Art Deco	A style fashionable during the 1920s and 30s based on geometric shapes and patterns. In this District it is usually only found in glazing.
Arts and Crafts	A late 19th and early 20th 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 bargeboards, and buildings being fully or part rendered.
Ashlar	Stone which has been worked to give a smooth surface.
Bargeboards	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.
Bays	The number of openings along a horizontal line across the elevation of a building.
Bay window	A window which projects beyond the face of the elevation. Typically at ground floor but can be 2-3 storeys high.
Canted Bay Window	A bay window with angled sides.
Casement Window	A window which opens on side hinges.
Castellated	Where a wall top has the regular stepped or battlemented profile found along the tops of castle walls.
Chamfer & Double Chamfer	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.
Cill	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.
Coped Roof or Coping	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copes can be made of any material which does not absorb water.
Cornice	The top course of a wall which sometimes might be moulded and/or project forward from the wall.
Coursed Stone	Stonework laid on horizontal beds of mortar.
Dentil	A small projecting rectangular block forming a moulding usually found under a cornice. Usually in rows.
Dormer Window	A dormer window is any window which projects from the slope of a roof.
Drip mould	A horizontal moulding on the side of a building designed to throw water clear of the wall.
Fanlight	A small window or light over a door. They are not necessarily fan shaped.
Fenestration	The layout of windows on an elevation of a building.
Finial	The topmost decoration, often found at the apex of gables or the tops of towers or spires.
Gable	The vertical part of a wall closed in between the roof slopes.
Georgian Architecture	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 sash windows

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

Appendix 2: Listed Buildings in the Conservation Area

Former Baptist Chapel, Albert Street – Grade II

Former Baptist Chapel. Dated 1863. Rusticated stone with ashlar dressings, stone slate roof. Romanesque style. 2 storeys with attic and basement. 3 bays. Quoins. Central bay breaks forward, is taller and gabled, and has four grouped round-headed windows on each floor and a large, round, central window with plate tracery on first floor; stepped arcading in gable; machicolated eaves course; coping; iron finial. Lower side bays have a round-arched entrance with date over, paired round-arched windows to first floor and moulded gutter brackets. Segment basement windows.

Forecourt walls, piers and railings to former Baptist Chapel – Grade II

Walls, piers and railings. Mid-late C19. Dwarf rusticated ashlar walls with coping, stepped up hill slope, support cast iron railings with ornamental finials. Three pairs of square stone piers and one single pier, those at main entrances supporting cast-iron lamp standards with twist columns.

Public Baths, Albert Street – Grade II (2, 4, 6, 8, 10 and 12)

Public baths. Late C19 with 1914 addition. Rusticated stone, Welsh slate roof. Main block: High Victorian style, 2 storeys; 4-bay asymmetrical façade, bays 1 and 3 breaking forward and gabled, bay 2 in projecting surrounds with acanthus-leaf capitals to square piers, moulded arches, roundels in spandrels and acanthus-leaf cornices. Windows of 1, 2 or 3 lights in quoined surrounds with acanthus leaf capitals to colonettes. Where windows are below gables they are surmounted by a roundel with multi-foiled light, the whole under a pointed-arch hoodmould. Chamfered band above ground floor and to eaves. Ashlar coping. Iron finials, 2 surviving. Ridge stack to left. 1914 addition to right: single

storey, 3 bays. Corner bay with spire. Pointed-arch doorway with coat of arms above in projecting, gabled surround. Ashlar coping. Interior: stained glass in main entrance doors.

Town Hall, Bow Street – Grade II

Town Hall. Opened 1902. By John Haggas. Ashlar, graduated Westmorland slate roof. 4 storeys, 3 bays with 4th bay turning corner on left. Plinth. Pilasters dividing bays. Cornices between each floor. Ground floor: door on right and 3 windows, all round-arched with moulded lintels and keystones. Cill, impost and lintel bands. Cornice breaks forward over door on corbels and is surmounted by balustrade. 1st floor: corner bay has oriel window with floriated base and cornice and balustrade above. 3 segment-headed windows with architraves and bands as ground floor. 2nd floor: cross-windows, the moulded heads with rounded corners and panels below decorative panels above and below, flanked by cross-windows. Parapet coat of arms in panel under scalloped shell. Over corner bay is a blind, round-arched opening with moulded head, imposts and keystones above which is shaped pediment with finial. Corniced stacks to ridge and sides. Left return: 3 bays on right as front. 8 bays to left plainer, of coursed stone, with one and 2-light windows with chamfered lintels, flat-faced mullions and projecting cills. Interior: staircase with Art Nouveau style iron balusters and moulded wooden gallery with paneled front, clock and moulded frieze and ceiling. Work began on the Town Hall in 1900, it began to be used in 1901 although not opened officially until 1902 (Kellys Directory). The internal arrangements were by W and JB Bailey, the carving on the façade by A. F. Smith.

1, 1A, 3, 5, 7 and 9 Chapel Lane – Grade II

House, converted to multiple

occupancy, no. 1A a former loading bay. Dated '1660' HD GD, converted early C19. Coursed stone, stone slate roof. 3 storeys, 9 1st floor windows (one formerly a taking-in door). Nos. 1A and 3: C20 doors and shop windows. Above, nos 1 and 3 each have 2 single-light windows in plain stone surrounds and no. 1A has taking-in door, now window. 2nd floor: as first floor, the right window of no. 1 enlarged and with 12-pane fixed-light window, the door to no. 1A shorter with wide jambs, impost blocks, voussoirs and a later pulley above. To right of no. 3 is round-arched, voussoired, doorway to passage, the wall above blind. No. 5 has step to Caernarvon-arched doorway with similar shop window on left. Above is a stepped, 3-light flat-faced mullion window and on 2nd floor a single-light window. Plain stone surrounds to all openings. Nos. 7 and 9 each have a door with stepped, 3-light flat-faced mullion window to right and above and single-light window to 2nd floor. Shaped gutter brackets. Shaped gutter brackets. Shaped kneeler and ashlar coping to right. 3 corniced ridge stacks. Rear: quoins indicate nos. 5-9 form the earliest portion of the building, with a round-arched stair window with keystone and imposts and datestone to no. 9. Traces of double-chamfered mullion windows and one to right gable.

Keighley Shared Church of St. Andrew and Temple Street Methodist, Church Street – Grade II

Church. 1848. By R. D. Chantrell. Coursed dressed stone, graduated stone slate roof. West tower, aisled nave, chancel with transepts, south porch, south vestry. Perpendicular style. 4-stage tower with diagonal off-set buttresses: west door with overlight under hoodmould with decorative finial and stops; 2nd stage has 4-light window with pointed arch under hoodmoulds with shields above; 3rd stage has

single-light window and clock. 4th stage has 2-light window, gargoyles; crocketed finials to parapet. Nave: 6 bays defined by off-set buttresses. Pointed-arch 3-light windows to aisles, flat 3-light 4-centred-arched windows to clerestory, all with tracery and hoodmoulds. Strings. Ashlar copings. Chancel: 3 bays, narrower and lower. Diagonal buttresses. 5-light east window. Ashlar coping, gable cross. Vestry in same style. Interior: octagonal arcade piers. Font dated 1661.

29-51 (odd) Church Street, Hattersley Crescent – Grade II

Row of 10 shops with offices over. 1890. Designed by J. Judson and Moore for Alderman R. L. Hattersley. Coursed rubble with ashlar dressings. Hipped slate roof with 7 stacks. Pilaster strips and bracketed eaves. 10 original shop fronts with tall wooden pilasters brackets and fascia boards. Central carriage entry with bracketed lintel, with to left a shop front, then a doorway to offices with elaborate double panel doors with tripartite overlight and brackets supporting a broken swan-neck pediment with carved festoon, and beyond 4 shop fronts. To right 4 shop fronts and a corner shop front. Above central 3 light bow window with moulded ashlar surround with pulvinated frieze and flat hood, to the left 5 windows with similar surrounds, the central one with pilasters and segmental pediment inscribed 'HATTERSLEY CRESCENT'. Beyond a canted bay window with similar surround, the central window topped by a pediment. Then 3 windows and a corner bay window all with similar surrounds. To the right 4 windows, the a canted bay window topped by a pediment inscribed '1890' with beyond 2 windows and a corner bay window all with similar surrounds. Upper floor has similar fenestration pattern with small windows in plain ashlar surrounds. Plain sashes throughout.

Commercial Inn, Church Street – Grade II

Inn. Late C18. Coursed squared

stone, stone slate roof. 3 storeys, 3 1st-floor windows. Plinth. Central C20 door and overlight in surround with plinth blocks and entablature. A 3-light, flat-faced mullion window with wider central light to left and right on each floor. A central, blocked, single-light window to 1st and 2nd floors. Shaped kneeler and coping to right. End stacks.

Fountain Inn (now Red Pig), Church Street – Grade II

Two houses, now inn. Late C18. Cement rendered, stone slate roof. 3 storeys, 3 bays in all. To right, C20 door and overlight in plain stone surround flanked by 2-light, flat-faced mullion windows in flush stone surrounds. To left, door, now window, with 2-light window adjoining to right. 1st and 2nd floors: three 3-light windows, with wider central lights. End stack to right.

Council Offices, Lawkholme Crescent – Grade II

Council offices, former School Board Offices. 1893. Designed by James Lechingham of Bradford. Coursed rubble with ashlar dressings and slate roof with terracotta ridge tiles, ashlar coved gables with a gable and 2 wall stacks. Quoins, chamfered plinths, moulded first floor band and eaves. 2 storey over a high basement. Curved corner site. 2, 2 light basement windows. Central 3 light cross casement in raised and moulded ashlar surround with either side single similar 2 light windows. To the left a doorway which overlight and hood mould and hood and beyond a similar 3 light window plus an oval window with ornate surround. To the right a tall 4-centred arched doorway with ashlar pilaster surround and carved frieze, above a double overlight with panel pilaster surround, a shell hood and flanking ball finials, and beyond a further 2 light cross casement. Above a 3 light oriel window, with round headed central light, and 4 part overlight in moulded ashlar pilaster surround supported on brackets, and topped by a carved frieze, with gabled pediment inscribed 'SCHOOL BOARD OFFICES' and flanking

ball finials. Either side single 2 light cross casements in raised ashlar surrounds with bracket hoods, and to the left a pair of similar 2 light cross casements above the right a truncated wall stack with scroll gabled base inscribed '1893'. To the right a truncated external stack with bracket corbel and a plain scrolled gable base, beyond a circular window with raised keystone surround and beyond a further similar 2 light cross casement. The whole topped by a square slate hung lantern with a pyramidal slate roof.

40 and 42 High Street – Grade II

House, now with 2 shops. C17 and early-mid C18. Coursed stone, stone slate roof. 2-storeys, 5 1st floor windows. C17 rear wing. Raised quoins. C20 doors and shop fronts under moulded stringcourse. Moulded surrounds with raised cills to 1st floor windows (C20 glazing). Moulded eaves cornice. End stacks, reduced in height. Rear wing has double-chamfered mullion windows

The Former Liberal Club, High Street – Grade II

Former Liberal Club now shop and warehouse. 1876 designed by Wm. Smith of Keighley refronted c1900. Coursed rubble with ashlar dressings, slate roof and coped gables with a gable stack. 3 storey. North Street front added c1900 with shop front, the central pedimented doorway not a window with plate glass window either side, that to the left with inserted door. Either side ashlar pilasters with ornate curved capitals and entablature with fascia board. The entablature continues to the right over 2 further bays with defining pilaster strips, firstly a further Edwardian shop front with pedimented doorway and secondly 2 circular windows with continuous hoods. Above a 3 bay upper shop window defined by 4 dumpy Doric columns on high square bases with diamond panels and a bracketed entablature above. Above again 3 panels the lower sections blocked the upper sections with glazing bar windows also defined by dumpy Doric columns with flanking carved

allegorical figures in relief, above a pediment with a central circular window with elaborate carved surround. West front 9 bays with 3 windows on the ground floor and above 5 central segment headed plain sashes with ashlar surrounds and continuous hood mould. To the right a loft doorway with similar hood and beyond a further plain sash. To the left, a half octagon staircase addition c1900 with plain tile roofs and small casements. Above again 5 similar central windows, mostly blocked, with to the right 2 further sashes and to the left a pair of similar sashes and beyond a pair of smaller windows with dumpy Doric column surrounds.

31-55 North Street (Arcade Chambers) – Grade II

Commercial premises. Dated 1898. Ashlar, thin slate roof. 3 storeys with attic, 7 bays 1:1:3:1. Ground floor has central round-arched doorway with decorative spandrels and frieze. A shop window to either side, each with 2 marble veneer columns. Cornice. Windows above are mullioned and transomed with decorative panel over each light. Central 3-light oriel window to 2nd floor. Bays divided by giant Corinthian pilasters supporting entablature with decorative frieze and moulded cornice. Shaped gable over 3 central bays has 3 windows, coping an finials. Balustrade over other bays. Corniced stacks. Included for group value.

57, 59 and 61 North Street (Russell Chambers) – Grade II

Commercial premises. Late C19. Ashlar, green slate roof. 3 storeys, 6 bays and rounded corner bay. Panelled pilasters divide bays. Corner bay, on right, has round turret and dome with iron finial. Round-arched entrance has clustered columns, leaf capitals and gabled pediment with carved tympanum. To right of entrance 3 stilted-arched windows with moulded surrounds and colonettes; to left 2 shop windows, the upper portions divided by pilasters. 1st floor: 2 3-light and 4 2-light

windows with round-headed lights and carved friezes above. 2nd floor: 2 4-light and 4 3-light windows. Modillioned cornice. Gabled attic with Venetian window. Included for group value.

63 North Street (National Westminster Bank) – Grade II

Bank. Late C19. Ashlar, graduated grey slate roof. 3 storeys; 3 bays on North Street x 7 bays on Russell Street with entrance bay turning corner. North Street façade: plinth. Rusticated pilasters flanking openings. Ground-floor windows segment-headed windows in eared architraves to 2nd floor flanked by giant Ionic pilasters which support archivolts and corbelled, modillioned cornice. Fretted parapet. Entrance bay at left corner in similar style with steps up to round-headed doorway with architrave of pilasters, consoles, moulded segmental pediment and decorative wrought-iron work bearing words 'Bradford District Bank Limited'. Instead of parapet this bay has a blind, round-arched window in architrave with moulded archivolt, keystone and impost flanked by short panelled piers. Corniced ridge stacks. Left return, on Russell Street, is plainer with one and 2-light windows in moulded surrounds, band, cill bands, modillioned eaves, angle pilaster to 1st floor and eaves swept on corner. Interior: panelled banking hall with panelled counter and doorcase and moulded plaster ceiling.

77 North Street (Barclays Bank) – Grade II

Bank. C1900. Ashlar. Italianate style. 2 storeys, 4x3 bays. Plinth. Ground floor rusticated with large, round-headed openings and impost string. Cornice. 1st floor has rusticated quoins and segment-headed windows in moulded surrounds under segmental 'eyebrow' pediments on brackets. Bold modillion eaves cornice and blocking course stepped up in centre.

81 North Street (Keighley Civic Centre) – Grade II

Former police station. Late C19. Ashlar, roof not visible. Restrained Italianate style. 2 storeys, 4 x 3 bays. Plinth. Ground floor rusticated with heavier rustication at angles and around the round-arched openings, windows with glazing bars, quoined surrounds and impost string, door in recessed bay on left. Bold cornice. 1st floor has angle quoins, cill string and eared architraves with cornices to windows. Dentilled eaves cornice. Stone stack to rear.

Public Library, North Street – Grade II

Public library. Dated 1904. Coursed stone. Arts and Crafts style. 2 rows of windows, 5 1st-floor windows. To right, steps up to large, round-arched entrance with carved spandrels and iron gates. 7 mullioned and transomed windows, the central lights round-headed, in square openings, divided by ashlar pilasters. To 1st floor 5 square windows set diagonally in strapwork panels. End bays have gables/pediments. The far right-hand bay, on the corner of Albert Street, has a larger gable/pediment. On centre of roof ridge is dome supported on open, broken-pedimented, wooden frame.

89, 91, 93, 95 and 97 North Street (The Temperance Institute) – Grade II

Temperance Institute and shops, now a public house. Dated 1896. Ashlar. 3 storeys. Polygonal tower on south-west corner has 3 round-headed windows on 1st floor as oriels with broken pediments, 3 pairs of round-headed windows on 2nd floor, wooden lantern and polygonal dome with iron wind-vane and lead roof. North Street front: 5 segmental-arched shop windows with C20 shop fronts (nos 89-95); 5 windows to each upper floor with stone mullions, the 1st floor windows with cornices, the 2nd floor with stone mullions, in pairs. Right bay has round-arched, moulded doorway (to Temperance Institute) with iron gates and consoles supporting entablature

with frieze of swags and putti flanking oval plaque 'Temperance Institute'. Moulded stringcourse to ground floor. Modillioned eaves cornice. Segmental broken pediment above eaves dated 1896. Panelled stone chimneys. Albert Street front: ionic entrance with attached columns and moulded round arch with 'Temperance Hall 1896' carved on frieze now covered by sign 'Walker Social Club'. Five windows to each floor.

War Memorial, North Street – Grade II

War memorial. Unveiled 1924. Ashlar with bronze figures. Plinth with steps on which is set 3-stepped base to monument. Monument: 3-stage pyramid with moulded plinth and bends. On west side figure of soldier with kit. On east side figure of sailor with telescope. On south side plaque with coat of arms with feathers on top surmounted by figure of Victory, one hand outstretched with laurel wreath, other hand with palm leaf. On north side plaque commemorating those who died in the First and Second World Wars. Sculptures by H. C. Fehr Sc.

Eden House, Russell Street – Grade II

House. Early-mid C19. Dressed stone, stone slate roof. 2 storeys, 3 bays. 4 steps to 6-panel door with fluted head and plain fanlight, the head continuous with necking of flanking panelled pilasters with support archivolted arch with keystone. Later sash windows with raised cills. Kneelers. Low-pitched roof. Tall end stacks. Rear: tall round-arched stair window. Right return: original sashes with glazing bars.

Mosque, Temple Row – Grade II

Methodist church now mosque. 1846 by James Simpson. Coursed, squared stone, Westmorland slate roof. 2 storeys, 4 bays. Gable front symmetrical with rusticated quoins and 2 Tuscan porches, in antis, each up to steps and with frieze and cornice. Between the porches are 2 round-headed windows with sashes with glazing bars. Four

round-headed windows above, the end ones in double-pilastered slight projections. Cornice, breaking forward over end bays. Right return: 6 bays with door to left and round-headed windows on both floors.

9, 11 and 13 Temple Street – Grade II

3 houses with shops now estate agents premises. Late C18 – early C19. Stone, now rendered, C20 concrete tiles. 2 storeys, one wide bay each. Doors and windows in plain stone surrounds, the windows with flat-faced mullions. No. 9: C20 glazed door to left and C20 shop window to right with above, to left, a 2-light window and to right, a 3-light window. No. 11: C20 glazed door to right. C20 shop window to right; above, a 2-light, formerly 4-light, window. No. 13: door, now window, to left with window adjoining to right and 5-light window above.

19, 21 and 23 Temple Street – Grade II

3 houses, now 2. Early – mid C19. Stone, stone slate roof. 2 storeys, 4 1st-floor windows in all. Panelled doors under overlights with glazing bars have console bracketed corniced hoods. Door of central cottage now a window. 16-pane sashes with glazing bars. Bracketed eaves cornice above ovolo moulding. End and ridge stacks.

Appendix 3: Legislation and National and Local Policies Relating to Conservation Areas

This is a brief summary of the legislation and policies relating to conservation areas at the time of issue of this assessment. These will be subject to periodic review as policy is adopted and legislation amended.

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 to residential houses (buildings subdivided into apartments and non-residential properties do not have 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 Conservation Area Consent must be made to the Local Planning Authority for demolition of whole or part of most buildings, walls or outhouses.
- Works to fell, lop or top or uproot trees within a conservation area require six weeks notice in writing. During that time the Council may decide whether to protect the tree with a Tree Preservation Order. It is an offence to carry out the work within that period without the consent of your council.

- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.

- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, such as replacing door and windows or painting stonework but which could lead to the deterioration of the character and appearance of the conservation area. Please contact the Planning Contact centre or the Design and Conservation Team to ascertain whether a particular property is covered by an Article 4 (2) direction.

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.

National Policies relating to the Historic Environment

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Section 12 relates to the conservation of heritage assets and the historic environment. The policy guidance contained within the document is a material consideration and therefore must be taken into account when assessing the appropriateness of development. It also includes advice about the minimum information requirements for development affecting heritage assets.

The objectives of the policy guidance set out within section 12 of the NPPF are:

- To conserve heritage assets appropriate to their significance by ensuring that:
 - decisions are based on the significance of the asset and information required is proportionate to the importance of the asset;
 - heritage assets are given appropriate and viable uses;
 - the contribution that such assets make to the character and sense of place is valued and acknowledged; and
 - consideration of the historic environment is integrated into planning policies through a positive strategy for the enjoyment and conservation of the historic environment.
- Local planning authorities should seek opportunities for new development in conservation areas and World Heritage Sites or opportunities affecting the setting of

heritage assets that enhance their significance.

- To contribute to the knowledge and understanding of the past by ensuring that evidence from the historic environment is captured and made publicly available.

The NPPF is available to download from the Department of Communities and Local Government's website at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

City of Bradford Metropolitan District Council's Policies concerning the Historic Environment

Prior to 2004 Unitary Development Plans (UDP) and Supplementary Planning Guides (SPG) were the main vehicle for local planning authorities to establish policies that can be used to inform decisions affecting the historic environment. The Planning and Compulsory Purchase Act (2004) changed this system, replacing UDPs and SPGs with documents that form the Local Development Framework (LDF).

The Core Strategy is a key document forming part of the emerging LDF. This will set out broad policies to steer and shape development. Within the Core Strategy there will be a policy that sets out the Council's position in relation to the conservation and enhancement of the historic environment. This is likely to be a broad policy that will be used in conjunction with the NPPF to inform decision making and increase understanding of the significance of the heritage assets within the district. The Core Strategy is currently at the 'Preferred Options' stage. Up to date information about the Core Strategy and the LDF process can be found at www.bradford.gov.uk/ldf

As part of the transition between the Unitary Development Plan system and the Local Development Framework system, policies from the Replacement Unitary Development Plan have been saved and therefore will still form part of the statutory development plan, until the LDF is completed.

The following policies have been 'saved' from the Replacement UDP:

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: Shopfronts in conservation areas

Within conservation areas proposals affecting existing shopfronts or proposals for new shopfronts 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.

Policy BH9: Demolition in Conservation Areas

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

Appendix 4: Building Character Audit Scoring System

■ Chimneys

a. Full height with pots	100%
b. Minor alterations inc. removal of pots.....	75%
c. Significant alterations, inc. render, paint cornice removal	50%
d. Lowered significantly or combination of multiple alterations	25%
e. Unauthentic / Removed.....	0%

■ Roof / Dormer(s)

a. Traditional roof material, inc. original dormers	100%
b. Minor alterations inc. large or multiple rooflights, alterations to dormer	75%
c. Significant alterations, inc. modern dormer, tar or part artificial covering	50%
d. Major alterations, inc. artificial roofing materials and significant alterations.....	75%
e. Full width dormer window, extra storey, or artificial roofing material and box dormer	0%

■ Rainwater Goods

a. Traditional timber, stone or cast iron	100%
b. Minority of PVC or missing rainwater goods	75%
c. Half traditional half authentic	50%
d. Majority PVC / unauthentic	25%
e. Unauthentic / Removed.....	0%

■ Wall / Stonework

a. Original materials and pointing style and colour	100%
b. Minor alterations inc. excessive clutter, poor pointing, limited paint (e.g. heads / sills), stone cleaning	75%
c. Significant alterations inc. partial paint / render and or multiple minor alterations	50%
d. Major alterations inc. majority render / paint or multiple significant alterations	25%
e. Completely painted, rendered or clad	0%

■ Windows and Doors

a. All traditional windows and doors	100%
b. More than half traditional doors and windows or all PVC sash windows or minor inappropriate alterations to traditional windows or incorrect detailing (e.g. storm casements)	75%
c. Some traditional windows and doors	50%
d. No traditional windows or doors	25%
e. No traditional windows or doors and original openings altered (e.g. removal of mullions, enlargement)	0%

■ Boundary Wall

a. Authentic boundary feature / appropriate replacement	100%
b. Minor alterations to traditional boundary feature, including inappropriate rising, paint / render, replacement or removed coping	75%
c. Significant alterations, inc. partial removal or multiple minor alterations	50%
d. Only fragments of boundary feature remain	25%
e. Unauthentic/ Removed.....	0%

■ Porches

a. Traditional stone / timber porch and roof	100%
b. Traditional porch with minor alterations inc. stain	75%

- c. Significant alterations, including multiple minor alterations50%
- d. Only elements of traditional porch remain25%
- e. Unauthentic porch/ traditional porch removed0%

■ **Bargeboards**

- a. Traditional painted bargeboards 100%
- b. Replacement painted timber barge boards which lack moulding75%
- c. Replacement of ornate bargeboards with ones that lack all original detail or part traditional and part PVC or missing or modern stained.....50%
- d. Stained replacement timber replacement bargeboards25%
- e. PVC bargeboards/ bargeboards removed0%

■ **Bay Windows**

- a. Traditional unaltered bay window 100%
- b. Traditional bay window with inappropriate minor alterations, repairs and partial painting75%
- c. Significant alterations, inc complete painting, inappropriate roof or multiple minor alterations 50%
- d. Only elements of traditional bay window remain 25%
- e. Unauthentic bay windows or demolished bay window0%

■ **Traditional Shop Fronts**

- a. Traditional timber shopfront100%
- b. Traditional timber shopfront with minor inappropriate alterations, lack of detail or poor signage75%
- c. Unconvincing replacement timber shopfront which exhibits some traditional qualities e.g. proportions stall riser, fascia, etc50%
- d. Aluminium shopfront which exhibits some traditional qualities e.g. proportions stall riser, fascia, etc OR poor quality timber shopfront25%
- e. Modern shopfront which exhibits no traditional qualities0%

Weighting of Scores

Component	Weighting
Wall	2.5
Roof / Dormer	2.5
Shopfront	2.5
Boundary Wall	2
Windows / Doors	2
Rainwater Goods	1
Chimney	1
Porches	1
Bargeboards	1
Bay Windows	1

the 1990s, the number of people in the world who are undernourished has increased from 600 million to 800 million (FAO 2001).

There are a number of reasons for this increase. One of the main reasons is the increase in the world population. The world population is expected to reach 8 billion by the year 2025 (UN 2001). This increase in population is putting a strain on the world's food resources.

Another reason for the increase in undernourishment is the increase in the number of people who are living in poverty. In 1990, 1.2 billion people were living on less than \$1 a day. By 2001, this number had increased to 1.6 billion (World Bank 2001).

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