

Menston

Conservation Area Assessment

August 2003

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1. Introduction

1.1 What does Conservation Area Designation Mean?

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

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. The Bradford Unitary

Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

1.2 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Menston and the conservation area 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 Conservation Team, which aims to:

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

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

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

1.3 Conservation Area Designation in Menston

In 1999 the Menston Community Association initiated research and consultation with local residents prior to writing the Village Design Statement (V.D.S.). The VDS was completed by early 2001 and work is currently being undertaken to enable this to be used as Supplementary Planning Guidance.

One of the outcomes of the V.D.S. was a suggestion made by a number of local residents and interested parties regarding the designation of a conservation area in the village of Menston. This document has been produced in response to this request. Its purpose being to assess whether conservation area designation in Menston is appropriate at this time and to clearly record buildings, spaces and features of interest in Menston.

A period of extensive public consultation followed the publication of the document, the outcome of which was overriding support for the designation of a conservation area. Several suggestions were put forward by members of the public and interested parties in respect of the boundary. These were duly considered and the outcomes of this are recorded in chapters 6 and 11. The conservation area was designated by the Shipley Area Planning Panel and Shipley Area Committee on the 30th March 2004.



View east along Main Street from the driveway of Fairfax Hall.

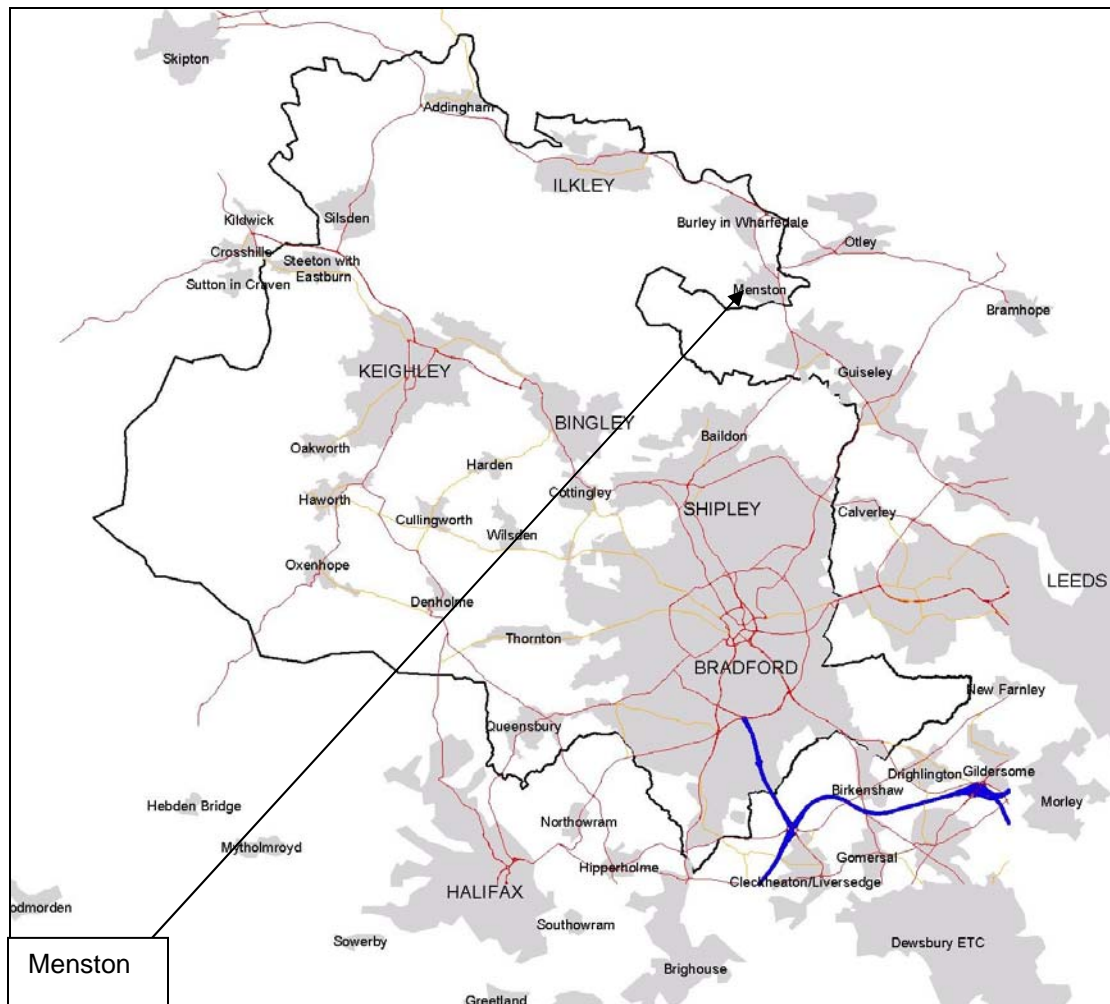
2. Location and Population

Menston is situated approximately 9.6km to the northeast of Bradford city centre and about 16km to the northwest of Leeds. The main A65 links Menston to Leeds and Ilkley by road and runs along the eastern boundary of the village. A mainline train service offers direct routes to Leeds, Bradford, Ilkley and smaller local stations.

The results of the 2001 Census survey indicate the approximate population of the entire neighbourhood of Menston to be around 4,457 people. The area covered by the conservation area makes up a relatively small part of this number and has approx. 200 residents.

Examination of the data (2001 Census population profile) indicates that the village of Menston has a relatively old population in comparison to the district as a whole – 48% of residents aged 45 or above as opposed to 36% in the entire district.

The population of the area is predominately white (98.3% in 2001) and there is higher than average level of car ownership, owner occupancy of housing and employment in comparison to entire Bradford Metropolitan District.



Map showing Menston in context of the surrounding settlements.

3. Origin and Historic Development

Summary of Historical Interest

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

- *There is little physical evidence of early settlement within the vicinity of the existing village, however historical records have suggested that an Iron Age settlement may have existed close by and the presence of Romans in the wider area is well documented. It is thought that the village of Menston may well be Anglo-Saxon in origin and though the area may offer some general archaeological interest, most of its interest is in its form and standing structures*
- *Menston was first recorded in AD 971 when it became a separate Manor held within the feudal estate of the Archbishop of York. The settlement was also mentioned in the Domesday Survey of 1086.*
- *Fairfax Hall, so named after the Fairfax family who lived there during the 17th and 18th centuries was built around the middle of the 17th century. It is famously noted as the location in which Cromwell and his officers met (though some historians now think Low Hall was the most likely location of the meeting) prior to the Battle of Marston Moor*

during the Civil War in 1644 and was the home of Charles Fairfax, a noted genealogist and parliamentarian army general.

- *Little is known of the size and form of the village prior to the end of the 18th century, however it is likely that Menston consisted of a scattering of farmsteads and cottages based around the original core along Main Street and around the two halls. By the end of the 18th century textile manufacture had begun on a domestic scale in Menston, with many inhabitants combing and spinning wool in their homes in order to sell to the mills in Otley and Burley.*
- *Non-conformist religion, in particular Wesleyan Methodism, became popular in Menston from an early date and weekly meetings were being held by the mid-18th century. The first Methodist chapel was built in 1826, some fifty years or so before the Parish Church of St John the Divine.*
- *By the mid-19th century textile manufacture, in particular that of worsted cloth, had become a major industry within the village. The cottage-based production evolved into an increasingly factory-based concern and a number of mills were built around the periphery of village. This resulted in a substantial growth in population in Menston and the subsequent construction of workers' housing and services.*
- *The development of the railway network and the construction of a station at Menston along with the construction of High Royds hospital had a major influence on the character and growth of the village.*

The village of **Menston** is located approximately

9.5km to the northeast of Bradford and 16km to the north west of Leeds city centre. It is situated within the picturesque valley of the **River Wharfe** and stands on gently rising land between 100 - 200 metres O.D.

Historically Menston was one of a number of farming communities that settled and developed along the length of the Wharfe valley and along with Ilkley, Otley and Burley-in-Wharfedale formed part of the ancient Wapentake of Skyrack. The village was located on the southern side of the Lower Wharfedale slopes and is sheltered by the rising moorland to the south and west.

Evidence of early **pre-Conquest settlement** within the confines of the existing village is sparse. However historical and archaeological records suggest that the site may have been occupied during the Iron Age and again during the Roman occupation of Britain (Fletcher, 1971). It is well documented that **Romans** were present in the area and almost certainly passed through the site of the current village whilst en-route to the Roman fortress in **Ilkley** (Olicana) just a few kilometres further up the valley. The village may well have been located alongside the Roman road that led, via Ilkley and the Chevin, from York to the Roman garrison at Ribchester, just outside Preston.

Although there are no precise records of when the settlement first came into existence the name Menston suggests **Anglo-Saxon** origins, and was probably named after the first family (Mensa) who settled in the area. The first written record of the name Menston is found in documents dating back to AS 971 when Menston became a separate Manor held within the feudal estate of the Archbishop of York. Early records suggest that some variation existed in regard of the spelling of the name, which is recorded in some instances as 'Mensinctun' and also 'Mensington', the former displaying probably Latin influences.

By 1086 the settlement at 'Mersintone' had become large enough to warrant mention in the **Domesday Survey**, when it was described as one of the many manors that made up the feudal estate of the Archbishop of York. Interestingly the size of the manor was noted in the Survey as amounting to four 'carrucates' (1,090 acres) in size and valued at £3. When compared to size of the village in 1930, which was approx. 1,076 acres, it is interesting to note the apparently small variation in size over the last 900 years (Source: Village Design Statement).

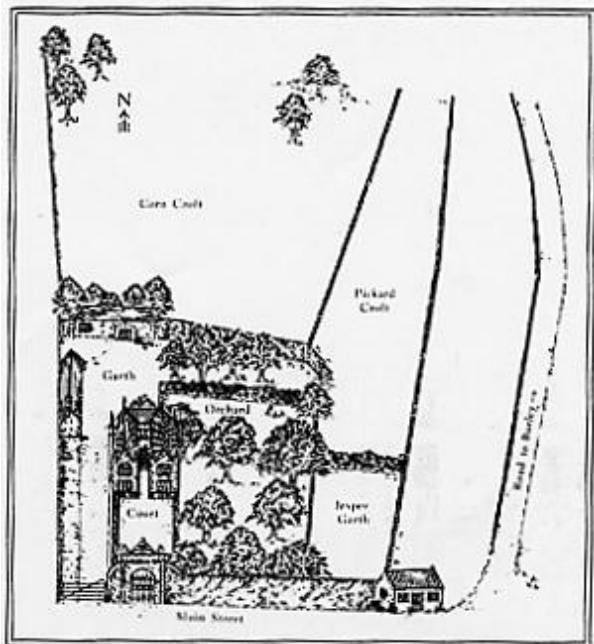
Between the 9th and 15th centuries Menston continued to form part of the estate owned by the Archbishop of York. His estate included not only Menston but also Addingham, Guiseley and Baildon and was administered at the Manor House in Otley. Despite the substantial size of the estate most of the bishops that subsequently governed the estate spent at most a day or two in Otley each year, rarely visiting their lands (Lawrence, 1991).

By the 13th century parts of the Manor were 'sublet' to '**mesne**' lords who gathered the tithes and rents from the land but in turn paid taxes to the Archbishop. These minor lords were usually members of powerful local families and dictated to a large extent the running of the Manor as well as having an influential say in local affairs. Over time, the local influence and power of the Archbishops waned and by the end of the 16th century the Manor was, in all but name, independent of the feudal estate.



Menston Old Hall (now known as Fairfax Hall), a Grade II building, is one of two 17th century manorial halls in Menston.*

Menston historically had two manor houses, **Menston Old Hall** (now known as Fairfax Hall) and **Low Hall**. Both halls date back to the 17th century, though Low Hall was completely rebuilt in 1876 and little of its original fabric now remains. **Fairfax Hall** was built in the early/mid-17th century, though it is thought that it was predated by another manor house that was built upon or near the site of the existing one. This was home to the Breary (or Brearhaughs) family who had lived in Menston for many generations and whose last remaining family member Fairfax subsequently married. Though there is no surviving evidence of this early building it is known that Charles and Mary Fairfax moved into Mary's ancestral home shortly after their marriage in 1625, prior to the construction of Fairfax Hall.



Menston Old Hall and its surroundings in the early 18th century. A reconstruction by Phillipa Swanton based on surviving early maps and sketches.

Charles Fairfax (1597-1673), the 3rd son of Thomas Fairfax of Denton, was renowned not only for this role in the Civil War but also as an antiquarian and genealogist. Fairfax had an interest in local history and in his hand-written book "Analecta Fairfaxiana" noted down copious amounts of invaluable local history regarding important local families. There are only two copies of the book in existence, one of which resides in the Brotherton Collection at Leeds University Library.

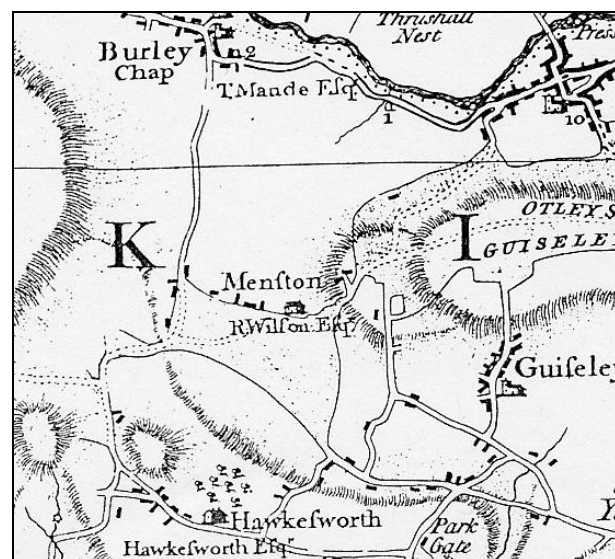
The full extent of Charles Fairfax's involvement in the Civil War is unknown, however it is thought that he was a reluctant soldier who preferred academic life to that on the battlefield (Lawrence, 1991). Despite this, Fairfax took on the role of **Governor General** of the Parliamentary army, appointed Governor of Hull for a short period of time and thought by some authorities to have been responsible for the creation of Cromwell's Model Army.

Menston is famously noted in history books as the location of an important meeting held a few days before the famous **Battle of Marston Moor** on 2nd July 1644. The precise location of the meeting is unknown; some historical sources believe it to be Low Hall while others think it was probably held at Fairfax Hall (or Menston Old Hall as it was then known). It is recorded that **Cromwell** and other Parliamentary leaders were present at this



meeting, presumably to discuss tactics and strategy. The meeting is reputed to have taken place around a stone rectangular table in the orchard of Fairfax Hall (though some sources suggest the more likely location was at Menston's other manorial house, Low Hall). The table was removed to Farnley in 1814, where it now forms part of the Civil War collection at Farnley Hall.

Up until the end of the 18th century Menston, like many other small settlements in the district, was very much an **agricultural community**, small and self-contained. The settlement most probably consisted of a handful of scattered farmsteads and cottages that were roughly centred around the heart of the settlement at the junction between Main Street, Derry Hill and Burley Lane. Fairfax Hall and Grange Farm were likely to have been the principal buildings in the settlement, along with Menston's other hall, Low Hall that was located at the eastern end of Main Street. **Jeffrey's Map of Yorkshire**, published in 1775, shows only a dozen buildings along Main Street and around Moor Lane and the Grange.



Extract from Jeffrey's Map of Yorkshire, dated 1775. Menston is shown as just a scattering of buildings along a single road that is presumably Main Street.

Though most of the inhabitants of the village in the late-18th century would have been principally employed in agricultural activities, a number of other occupations were also recorded. This included blacksmiths (two), a cordwainer (a maker

of high quality shoes, as opposed to a simple boot maker), a tanner, weaver, joiner and badger (corn miller) as well as a couple of more unusual (these days) means of employment such as a molecatcher and dish thrower (Fletcher, 1971)!

Menston Common, a large expanse of rough grazing land located to the south of Main Street was not enclosed until 1773. Most of the land was then allocated to Walter Hawksworth, a member of a local yeoman family. The Hawksworth family have been recorded as living and owning land in Menston since the 13th century when one member of the family was recorded as purchasing Hagwood Farm. Up until the 19th century they were probably one of the most affluent yeoman families in the area and owned huge swathes of land to the west of the village.

Methodism had become popular in Menston by the middle of the 18th century with weekly meetings being held by 1744. The village's early activity in the Methodist movement was mainly attributed to the local preacher, **Jonathan Maskew**, who grew up locally in Burley Woodhead. Shortly after completing his training he was sent to Haworth by Rev. William Grimshaw in order to preach in the townships around his native village. He began his ministry in Guiseley but after receiving a less than enthusiastic welcome from the inhabitants he settled in Menston and founded the first Methodist group.



The first Methodist chapel was built in 1826 on land donated by the Exley family.

The first Methodist **chapel** to be erected in Menston was built in 1826. Its construction was made possible by Robert **Exley**, a member of the local yeoman cloth-making family, donated land on which to build the chapel and adjoining graveyard. By the middle of the 19th century many of the prominent families in the area were keen Methodists and as the population of Menston grew so did the need for a larger chapel. The later

chapel was built alongside the original building in 1886 and is still in use as such today.

Around this time the Rev. Charles **Ingham Black**, an incumbent of Burley-in-Wharfedale in the 1850's, was working hard to secure a separate parish at Menston and Burley Woodhead. Menston was located within the Parish of Otley and it was not until the late-1860s that the order was given to build a parish church within the village. Prior to this a small chapel of ease had been licensed and located in one of the cottages on Derry Hill and dedicated to **St John the Divine**. A stone cross once marked the exact property but this has since disappeared. Rev. Black's perseverance (and substantial personal financial contributions) finally paid off when in 1871 the parish church was opened and consecrated and the name transferred from the cottage chapel on Derry Hill.



By the early 19th century the residents of Menston began to diversify their occupations to a greater extent than ever before. The **textile industry** was becoming increasingly important in Menston, as it was elsewhere in the district, though unusually Menston focused mainly on worsted manufacture as opposed to the production of woollen cloth that Guiseley, Yeadon and Rawdon were manufacturing. Initially, the industry flourished on a **domestic** scale, with wool combing, spinning and weaving being undertaken in the home and the products sold to mills in Otley or Burley. This was hard and labour intensive work that usually involved all members of the family, young and old. The combs used to separate the wool fibres needed to be treated in cinder fires and as a result many of the ceilings of the wool combers' cottages were blacked by the soot (Lawrence, 1991).

By the middle of the 19th century the **Industrial Revolution** had made its mark economically, socially and environmentally in Menston. As elsewhere in the country the new ease of transport combined with the technological advancement of this age spurred on a change in the means of manufacture. The cottage-based industry, which had until this point complemented the agricultural pace of the settlement, evolved into an increasingly efficient factory-based concern, thus rendering domestic production uneconomical.



The extract from the first Ordnance Survey map of 1852 shows the size and form of the village of Menston.

Note the railway line to the north of the village, which was still under construction at this time.

By 1822 the population of the village stood at 247, though it had almost doubled by 1871 to 455. This dramatic increase in population can most probably be attributed to the construction of a flax mill and two woollen mills on the periphery of the village and the consequent employment that these offered. Domestic activity had all but ceased after the construction of a huge wool-combing shed at Otley. The 1871 Census returns show a variety of textile-based occupations amongst the residents of Menston. There's a heavy bias towards industrial employment including worsted weavers, mule spinners, overlookers, woollen cloth weavers, carder fillers, cloth millers, a wool sorter and a tweed weaver (Lawrence, 1991).

By this date a number of residents were also working in the linen **bleaching mill** in Burley Woodhead, accessible from Menston along Bleach Mill Lane. The bleach mill opened in the 1860's though the building is thought to have been older, having previously been in use as a textile mill. The Gill family, who took over the mill in the 1870s, also owned successful bleaching businesses in Headingley and Horsforth before moving to Menston and purchasing Hagwood Farm. The bleaching mill was operational until 1927 when it closed and the business moved to Sheffield following investigations by the River Board into pollution of some of the local watercourses. The mill building fell into disrepair and has since been demolished.

The first **school** was established in the village as early as the 17th century and located at Willow Grove Farm, though it was not until 1831 that the first purpose-built school was opened. The school was built opposite Croft House on Main Street and was funded by the Methodist church. It remained in use until 1887 before being put to a variety of uses. A small **National school** was opened on Derry Hill during the 1860's but this was moved to the building at the head of Burley Lane (now occupied by Parmley Graham) in 1873 (Source: Village Design Statement).



The former National school on Burley Lane was opened in 1873. The building is now in commercial use.

During the 19th century there was a large number of houses built along Dick's Garth Road and Derry Hill. These were simple stone terraced and back-to-back dwellings, built principally to house the steadily increasing population of the village that worked in the mills or construction industry. **Derry Hill** was thought to have been so named after a

number of Irish labourers who moved to the village whilst working in the quarrying and construction industries during the 19th century. However, there is little evidence of a substantial Irish contingency in the 1841-81 Census returns and Lawrence's investigations into the matter have resulted in the discovery of a deed dated 1797 that included reference to a field in the vicinity called Derry Close Allotment. This indicates that the name 'Derry' existed long before the supposed residency of the Irish workers and it is probable that the name is a derivation of an Old English word.



Menston train station, outside of the conservation area.

The construction of the **railway line** during the 1860's created further work in the quarrying and masonry industries that then continued with the construction of **High Royds Hospital** in 1887. Even after the building work at the hospital finished, the running of the hospital continued to provide employment and the influx of nursing staff helped swell the population of Menston further. These two developments were a turning point in the evolution of Menston and their influence on the character and subsequent growth of the village is profound. The direct train access to Leeds and Bradford made the settlement attractive to those who wished to live in rural surroundings whilst working in the major surrounding urban areas and the development of High Royds hospital not only created work for hundreds of people but also became a local landmark, visible for miles around.

By the late 19th century Menston had grown into a bustling and busy **industrial village**, with the construction of the substantial houses around the station and Cleasby Road signifying the growing affluence of particular sectors of society at that time. The population of Menston continued to expand from 669 in **1881** to approximately 1600 in

1901, necessitating the construction of more facilities to accommodate and serve the residents. More building work continued to the east and north of the historic core of the village, though this slowed considerably following the decline of the textile industries and subsequent growth in unemployment.

Following the Second World War the village expanded considerably, with many of the green fields immediately around the village and particularly the station area, being used for housing developments. Despite the surrounding 20th century residential developments Menston has retained much of its **historic core** and the surviving built form acts as an interpretable testament to the economic, social and religious changes that have shaped the development of this settlement.

4. Topography and Setting

Summary of Topography and Setting

The location of Menston contributes greatly to its form and character. The most significant features of Menston's topography and setting are:

- *Menston is located on the southern slopes of the Wharfedale valley and developed along the line of Main Street, a principal route along the edge of the valley.*
- *To the south of the settlement are the gently rising slopes of Hawksworth moor, which are green and principally used as grazing land. To the west of the settlement is Ilkley Moor, rugged moorland that rises up steeply from the valley bottom. This undulating rural landscape creates peaks and troughs that limit long distance views but create an interesting and varied setting to the conservation area*
- *To the north of old Menston the land drops away gently down to the valley bottom. The railway line separates two areas of 20th century residential development, which gives way briefly to open fields before entering the village of Burley-in-Wharfedale.*
- *High Royds hospital, located to the southeast of the village is set within an extensive estate that is principally open and green. The mature trees in this area help provide an important green backdrop to the village that helps reinforce its past rural connections.*
- *The Parish Church is situated on a brow of rising land and the image that this provides is an important feature of the townscape. The views from the elevated churchyard across the surrounding landscape help place the settlement in its wider regional context.*

The **topography** and **setting** of the village of Menston is an important defining characteristic of the area's sense of place and character. Just as important are the **views** within, into and out of the settlement as these give the area a wider context and often reaffirm historical associations.

Menston is located on the picturesque lower slopes of the **Wharfedale valley**. Situated within easy reach of the major conurbations of Leeds and Bradford as well as the market towns of Otley and Skipton, Menston is principally a commuter settlement. Despite this the older core still retains its rural village feel in spite of the substantial amount of 20th century residential development that now surrounds the older part of the village.



Main Street, as it drops down towards the junction with Burley Lane and Derry Hill.

Historically Menston developed along the line of Main Street, one of the principal historic routes along the Wharfe valley. Main Street, which links the settlement with Burley Woodhead and Ilkley, runs east west through the settlement. Burley Lane approaches Main Street from the north and Derry Hill rises steeply out of the village to the

south. The **croft** alongside the Methodist church indicates that in the past a watercourse once ran through the village though this is thought to have been culverted sometime around the 1970s. The presence of water would have historically been an important determining factor in the location of the settlement.

The setting around Menston is for the main part remarkably rural and is protected from further development by **Green Belt** designation. To the south of the village the valley sides rise upwards, gently at first and then ascending more steeply further out of the village. This sloping land is green and open and appears to be used principally for the grazing of cattle and sheep. The land is fertile and the grass softer than that on the rougher moor lands to the northwest. At the top of the valley side are patches of deciduous woodland. This provides a green and attractive backdrop to the village that effectively shelters the settlement as it nestles at the foot of the rising land.



From the top of Derry Hill there are good views to the northeast across the valley bottom.

Derry Hill, a narrow country lane runs southwards away from the conservation area. As it exits the village the road climbs steeply up the hillside towards a line of trees that quickly block the views backwards into old Menston. However, gaps in the tree line allow far-reaching views over the northeast of the village and across the entire valley bottom. These views are important as they allow the village and its setting to be viewed in the wider context of the surrounding landscape.

To the west and northwest of the conservation area is an extensive area of 20th century **residential development**. The early/mid 20th century semi-detached properties such as those along Moorfield Grange and Grange Avenue are typical examples of their era. The use of brick, render and other untraditional materials gives

these properties a much more suburban feel than the stone used on the earlier vernacular houses.



Hagwood Farm (Grade II listed), an interesting 17th century farmhouse, is set back from Bleach Mill Lane, a public footpath that leads across the surrounding countryside to the Chevin.

Further west along **Moor Lane** and **Bleach Mill Lane** the houses are slightly later date, being mostly detached dwellings set in generous gardens. The trees and greenery in these gardens, along with the rugged backdrop of moor and grass land, helps minimise the visual impact of the development in the landscape.

As one progresses along **Bleach Mill Lane** the feel of the place becomes distinctly rural. The lane itself is unsurfaced and the houses quickly give way to trees and open countryside. This setting is much more rugged and wild than the fields around Derry Hill. The grass is rougher and the peaks and troughs of the undulating landscape give the area an untamed feel. On higher land there are clusters of trees, some bent by the wind. To the west of Menston is **Ilkley Moor**, which rises up to a height of 472m O.D. Topped with moorland and heather and dominating the landscape to the east of the village, the **Chevin** is an important identifying element of the settlement's character and history.

To the northwest there are good views directly across the **Wharfe valley** towards the opposite valley sides, which appear to rise upwards dramatically from the floodplain and are criss-crossed with fields and stonewalls. These hills are also topped with moorland, distinguished even at such a distance by its distinctive purple haze.



The setting to the northwest of Menston is green and rural. The troughs and peaks of the undulating landscape adds interest to views out of the conservation area. In the distance are the rising hills of Ilkley moor. Much of this landscape is protected from inappropriate development by Green Belt designation.

render, stone or a combination of all three.

To the north of the original core of the village is an area of mainly 20th century housing, built on land made available after sale of **Farnley estate** in the late 19th century. The estate lands were divided into building plots and a framework of streets organised around them prior to their sale at auction. Park Road, Station Road, Farnley Road and Cleasby Road were constructed as a result of this and some of the houses that line these streets are good examples of the grand Victorian and Arts and Crafts villas that were built around the late 19th/early 20th century. In and amongst these substantial houses are areas of later infill.



St. Johns Park, an early-20th century residential development of Arts and Crafts style houses to the east of Burley Lane.

The estate of houses around Fairfax Road and Croft Park are typical examples of post-war residential developments and are generally semi-detached or detached dwellings built from brick,

The **railway** line runs a little further to the north of the old village. This was built and the railway station opened during the 1870s and was an important turning point in the fortunes of Menston. This line provides direct services to Ilkley as well as Bradford and Leeds and was one of the main reasons why Menston rapidly became such a desirable location in which to live. To the north of the railway line are more areas of 20th century residential development that eventually give way to open fields and woodland and a couple of kilometres beyond that the village of Burley-in-Wharfedale.



The large Victorian houses that line Cleasby Road denote the desirability of Menston as a residential area during the late 19th century and indeed to this date.

The buildings that line the streets of the village

generally hinder views out of Menston to the north, though from Burley Lane there are some good views as the lane drops away down the hillside. Glimpses of the distant green valley sides are attained through gaps in the building line and between the canopies of trees. The other towns and villages of Wharfedale are hidden by dips in the landscape and so the setting to the north of Menston has the appearance of an uninterrupted green and rural landscape.



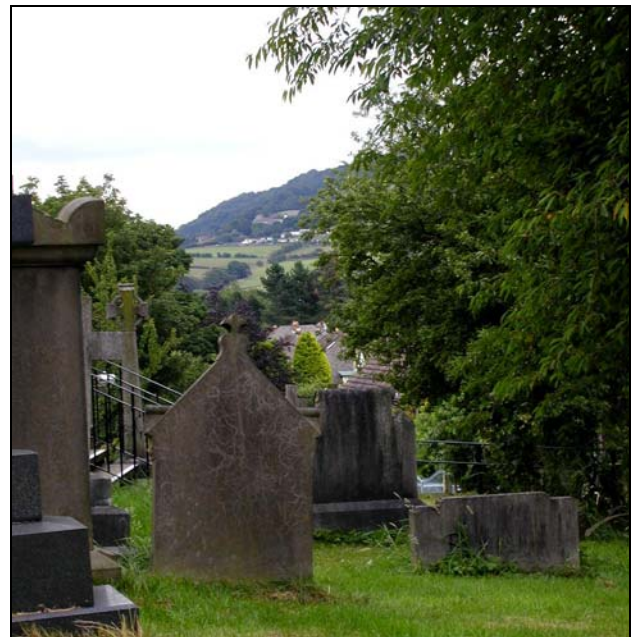
Bradford Road, c. 1953, alongside the gates to High Royds Hospital (Copyright: Leodis website)

To the east of old Menston are further areas of later residential developments interspaced with the occasional open green space. The main **A65 road** runs along the eastern edge of the village. This busy road extends from Leeds through Ilkley towards Skipton and links the village to the wider main road network. To the southeast of the village is the former **High Royds** hospital, a Grade II listed building that is set in extensive grounds. The hospital was opened in the late 1880s and provided psychiatric care to patients from the surrounding areas of Leeds and Bradford. The hospital is now closed and the site presently only used for the occasional television and film set. However, pressure for conversion of the hospital buildings and residential development in the grounds is growing. At time of writing the substantial grounds in which the hospital buildings are set are pleasant and for the main part green and open with plenty of good mature trees that help provide a green setting to the eastern edge of Menston.

The rising land that surrounds the village to the south, southeast and southwest helps maintain much of the rural character of the old part of the settlement. The views from Main Street, Derry Hill and Bleach Mill Lane out of the village and back

towards the older parts of Menston are across fields and grazing land, which provide a pleasant green and **rural setting** to the area. This visual link is particularly important as it helps reinforce Menston's past agricultural origins and makes an important contribution to the character of the village. The rising land to the rear of the settlement inevitably restricts views out of the settlement in this direction, however the sense of seclusion that the rising land provides and the greenness of the backdrop adds much to the sense of place.

The village is set on the gentle slopes of a north-facing hillside. The **parish church** on Burley Lane is probably the single most prominent building as this is set above the level of the road and surrounding houses on a steeply elevated island of land. The approach to the church from the principal entrance on Burley Lane is by a series of stone steps that wind upwards through the churchyard. The church itself has only a bell cote as opposed to a spire or tower which means that, despite its elevated location, the church is scarcely visible from any great distance due to the tall trees that surround it.



Due to its elevated position there are good long distance from the churchyard eastwards towards the surrounding countryside.

From the churchyard there are some outstanding **long distance views** across the roofs of the houses and towards the surrounding countryside. It is important that these views are preserved as they not only enhance the setting of the church but they help set the village in its wider regional

context and contribute much to the sense of place.

5. Traditional Building Materials

Summary of Traditional Building Materials

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

- *Local stone (for structures);*
- *Stone slate (for earlier roofs);*
- *Blue slate (for later nineteenth century and early twentieth century roofs);*
- *Timber (for features such as windows, doors, some gutters and shop fronts); and*
- *Stone setts and flags for limited areas of surfacing.*

Local **stone** dominates the streetscape of old Menston and is a fundamental part of its image. It has been used in the construction of all eras of building and for boundary **walls** and is the **unifying** element that gives the historic core of the village its coherent feel.



Nos. 34 and 36 Main Street (Grade II listed) are

constructed from local stone, mainly gritstone that is dressed and laid in courses.

Different finishes relate to the period in which the buildings were constructed: seventeenth century structures tend to be built of roughly dressed rubble stonework that consists of roughly hued stone of varying size and depth. The eighteenth century and early nineteenth century buildings are usually built of hammer dressed stone and the later nineteenth century and early twentieth century buildings of hammer dressed stone in conjunction with ashlar stone. Stone is also used as a means of decorating the later buildings of the area, in the form of carving and added details such as pilasters and finials.

The 1852 Ordnance Survey map shows several **sandstone quarries** in the vicinity of the village and it is most likely that the stone used to construct the buildings and walls in the village came from these. Most of the buildings in the conservation area appear to have been constructed from sandstone, which has a distinctive yellowy-brown hue and a tendency to darken to an almost black finish after prolonged exposure to polluted air. Several buildings appear to have been constructed from the grey-hued millstone grit that characterises many of the Pennine and Worth Valley villages.

The **pointing** of traditional stone buildings can have a dramatic impact on the appearance and character of the building. Traditionally stonework would have been pointed with a slightly lighter colour of mortar than the stone itself and recessed between the courses. Unfortunately overly bold or heavy pointing is visible on some of the older stone buildings and this has resulted in a detrimental and dominant appearance.

Much of the visual interest and character of the streetscape is derived from groups of buildings and

their relationship to one another. The **cleaning** of stonework is generally inappropriate in such instances as this can create a 'patchwork' effect that can detrimentally affect the unity of the group.



Locally quarried **sandstone slate** was used as the roofing material of the earlier buildings of the conservation area. It is this that gives the roofline its

characteristic colour and **distinctive** profile, which complements the colour and texture of the stonework. Stone slates are becoming increasingly rare, as other forms of roofing material have become available and earlier buildings lost, and should therefore be treasured. It was superseded in the later 19th century by **Welsh slate**, which was made available by the improvements in transport occasioned by the establishment of the railway network. Slate has a smoother, darker finish than stone slate and can be seen on the later 19th and early 20th century buildings of the village.



Blue slate is usually used on later 19th century buildings and has a distinctive smooth profile, very different to stone slate (see above).

Stone **setts** and York stone **flags** would have originally surfaced many of the roads and pavements in the village. Very little evidence now remains of this as the highways have been resurfaced with tarmacadam. Where stone flags do remain these are principally in private ownership and within the curtilage of an individual property. Natural stone is a historic surfacing material in its own right, the colour and texture of which complements the stone of the buildings and walls. The use of **tarmac**, which is uniformly grey and smooth in texture, is a poor comparison.



Natural stone surfacing in front of nos. 34 and 36 Main Street.

Timber is the traditional material used for the doors, windows and gutters on the older properties and shop fronts of the conservation area that date from the 18th, 19th and early 20th centuries.

These features are the most susceptible to change and some have been replaced by modern alternatives, but where the early details have survived they contribute greatly to the integrity of the built form and the **quality** of the conservation area. Most of the commercial buildings in the historic core of the village have, to the credit of their owners, retained



their traditional shop fronts. This generally consists of a timber frontage around a square, usually single pane glazed window with a recessed doorway to one side. Unfortunately the proliferation of corporate signage and advertisements in shop windows can overwhelm the simple character of the building and its frontage.

The **glazing style** of the windows is very much dependent on the age of the building and varies from the small timber framed fixed



lights or multi-paned sashes of the earlier structures to the single paned sashes of the later buildings. The sliding mechanism of the traditional

sash windows is an important feature and adds character to property. The slenderness of the timber frames and glazing bars and the depth and shadow created by the top and bottom halves adds to the visual interest and distinctiveness to the building.

Sadly some of the timber window frames and doors of the unlisted older buildings in the conservation area have been replaced with less sympathetic modern versions, such as **uPVC** frames or dark stained timber frames. Untraditional materials and finishes generally look out of place on older buildings and are at odds with their simple character. Where possible it is better to repair rather than replace traditional features. If this is unavoidable, the use of sympathetic replacements is desirable.



The flat-roofed dormer windows on the front roof slope of these semi-detached dwellings is an unsympathetic alteration, a smaller pitched roof window would be less intrusive.

Some of the 19th century terraced houses have pitched or rounded roofed **dormer windows** on the roof slope. These dormer windows tend to be small in scale and are built and roofed from the same materials as the original house. In recent years the trend in dormer windows has been for large extensions to the roof slope that are generally flat roofed. This type of dormer window sits prominently on the building and especially when untraditional materials have been used, can have a detrimental impact on not just one building but the streetscape in general.



The churchyard wall along Burley Lane helps define the line of the highway.

In Menston some of the houses and buildings front immediately onto the rear of the pavement whereas others are set back behind stone

boundary walls. Where traditional methods of boundary treatment exist, such as **stonewalls** or iron railings, these should be preserved and maintained. In Menston properties such as the old school in which Parmley Graham is located and Fairfax Hall are set back behind substantial stonewalls. In general boundary walls in Menston tend to be no more than 1.5m in height and usually topped with rounded or shaped copingstones. These stonewalls are an important feature of the village as they complement the stone of the buildings and add a rural village quality to the streetscape.

6. Architectural and Historic Qualities of the Buildings

Summary of Architectural Interest

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

- *There are nine listed buildings within the conservation area including the buildings along the south side of Main Street (nos. 30 to 40), Fairfax Hall and its former barn. These buildings are all considered to be of special historic and architectural interest and are fine examples of buildings of their type and age.*
- *Fairfax Hall is a particularly interesting building and consequently is designated as a Grade II* listed building. Built in the mid-17th century, it is a good example of a manor house of its day and displays interesting architectural details and fine craftsmanship. The historical links with the Civil War and Charles Fairfax, a Parliamentarian general, further increase its historic significance.*
- *The listed properties along the south side of Main Street form an almost unbroken line of 18th and 19th century buildings that make a valuable contribution to the character of the place.*
- *There are also a number of ecclesiastical buildings, some of which are now in different uses. The more stylised architecture of the*

Victorian parish church and Methodist church provide an interesting contrast to the earlier vernacular buildings.

- *The buildings within the Menston conservation area are an interpretable testament to the economic, social and religious changes that have shaped its development over the last four centuries.*

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

The architectural interest of the Menston conservation area is derived principally from the range of vernacular dwellings and stylised Victorian houses and ecclesiastical buildings dating from between the 17th century and the late-19th century. Vernacular architecture is indicative of a past way of life and a tangible record of

traditional building techniques. It is also significant to the sense of place of the area, as it makes use of materials and techniques specific to the locality. Usually built without the benefit of an architect, somehow it is often taken to imply a fairly humble or practical origin, but this is not the case and several of the vernacular buildings in Menston are **listed** due to their historic and architectural value. Good examples are becoming increasingly rare, due to alteration and redevelopment.

In addition to these listed buildings there are a number of other structures that stand out, either as eye catching structures, particularly historically significant buildings or buildings that make a more than average contribution to the street scenes of the area. The interaction of all these buildings, as well as open spaces, natural elements and topography all combine to give the conservation area a unique feel and character. These buildings are identified in the text and also within maps on the working file as being key unlisted buildings in the conservation area.

On approach to the conservation area from the east along Main Street, the setting and surrounding buildings are mainly suburban in character. Later residential developments and school buildings are interspaced with the occasional interesting 18th and 19th century vernacular building or Victorian villa. **Croft House**, a large 19th century house on the northern side of Main Street was once a grand building but its setting has been severely compromised by a 20th century brick residential development.



Nos. 44 & 46 Main Street, the old chapel and school masters house stand just beyond the boundary but are considered to be interesting buildings of note.

Further west along Main Street is the former **Methodist school** and schoolmaster's house (no. **44 Main Street**). The school was built in 1831 and the building remained in educational use as such until 1887. The building now houses a Funeral

Directors business and the schoolmaster's house is a private dwelling.

The former school is a long low building, constructed of deep coursed gritstone under a stone slate roof that is set back from the road behind a low stonewall. Though this building and the adjoining house are interesting structures with historical links to the old village of Menston, they have since been effectively separated from the older sections of the village by later residential developments that makes their inclusion in the conservation area difficult.



Nos. 42 Main Street and no. 1 Stocks Hill Garth are early-mid 19th century buildings that were once originally a farmhouse and barn.

Further west along the Main Street is no. **42 Main Street**, a farmhouse with attached barn that was probably built around the start of the 19th century. Both are constructed from deep coursed gritstone and have a traditional stone slate roof and corniced chimneystacks. The farmhouse, no. 42, would have been simply fenestrated with square windows set in stone surrounds, however the windows and their frames have mainly been altered and no longer reflect their original pattern. The building is bound to the street frontage by a low stonewall set in front of a modern and rather prominent timber fence. The fence has presumably been added to give the residents greater privacy but is a rather unfortunate addition that masks the attractive front of the building.

The adjoining barn has a slightly lower roofline than the farmhouse, reflecting the slope of the land. Central to the north elevation is a segmental arched cart entry that has been knocked through to create a tunnel that allows access to no. 2 Stocks Hill Garth, a dwelling located to south of Main Street. The remaining sections of the building have been converted into a compact dwelling, no.

1 Stocks Hill Garth that is relatively sympathetic in its fenestration and detailing. The stone slate roof is prominent from the street and is uninterrupted by roof lights or even a chimney. Despite much alteration, these two buildings have retained some of their original agricultural character.

Progressing westwards from these dwellings is no. 40 Main Street and beyond this the almost unbroken line of 18th and 19th century buildings make a valuable contribution to the conservation area. Starting at no. 30 Main Street, including the Malt Shovel and its outbuildings and then nos. 34 to 40 Main Street, each building is individually listed (Grade II) for its historic and architectural value within the uninterrupted group.

No. **40 Main Street** sits prominently on the brow of the hill just before Main Street slopes downwards towards the junction with Burley Lane. Stone built to an irregular L-shaped plan, the principal frontage of the house faces eastwards and is three bays in length with a centrally located doorway with keystone and impost detail. The north facing elevation is simpler in character, having an uneven arrangement of two windows to both ground and first floor. The most dominant feature of this early 19th century building is the steeply sloping blue-slate roof that is hipped at one corner.

Adjoining the western elevation of no. 40 Main

Street is no. **38 Main Street**, a two-storey building that is set further down the slope of the road and therefore has a substantially lower roofline. Three bays in width and solidly built of coursed dressed stone, no. 38 Main Street is an interesting example of the local vernacular architecture though the north facing elevation has been much altered in the past. The disruption to the stonework at ground floor level indicates that a large square window once dominated this frontage, though this and the doorway alongside have long since been built up and converted into small window openings. It is likely that the building once had a shop front and was probably in partial commercial use at some time in the past. The bay window on the left hand side is also a later addition.

At first floor level are two large widely spaced windows that appear to be unaltered. The prominent stone slate roof is an interesting feature in itself, having tabled copingstones to the unadjoined gable end and a corniced chimneystack to the ridge. Below the eaves are a series of stone brackets that would have supported the original timber guttering (now replaced with plastic). A small stone porch stands against the eastern elevation.



Nos. 34 to 38 Main Street are a set of interesting vernacular buildings that are all listed (Grade II) and make an important contribution to the streetscene and the character of the conservation area.

Immediately to the west is no. **36 Main Street**, a two-storey cottage that probably dates back to the 18th century. The front elevation of the building is construction from regularly coursed stone, while the gable ends are built from roughly coursed rubble stonework that is common on a building of this age. The north elevation is three-bays in length, the central focus being the slightly recessed doorway, set inside chunky stone surrounds. To the right of the doorway is a large square window, indicative of a shop frontage that is now simply glazed. The two windows at first floor and the ground floor window to the right of the doorway are set in simple stone surrounds and attractively framed with traditional timber sliding sashes. The roof is covered with stone slates that add to the agricultural feel of the building, which may have originated as a farmhouse. The eastern gable end is finely finished with tabled copingstones, shaped kneelers and a corniced ridge chimney. In all, this building is considered to be a fine example of the local vernacular and makes an important contribution to the character and interest of the conservation area

To the front of the building runs a narrow stone flagged pathway that is set at a higher level than that of the road and continues along the frontage of no. 34 Main Street. Stone flags are a rare survival in Menston, as most of the historic surfacing materials have since been replaced with tarmac.



No. 34 Main Street is a prominent building in the streetscape due to its added height and striking bay windows on the front elevation.

Immediately to the west is no. **34 Main Street**, which stands a full storey taller than its neighbour, no. 36 Main Street. Constructed of hammer-dressed coursed stone and probably built in the late 18th century, this building is one of the most distinctive in the conservation area. The visually prominent three-light bay windows dominate the front elevation and were probably added to the building in the 19th century. The timber sash window frames complement the age and character of the building and demonstrate how appropriate windows can truly add to the historic interest of a property. A continuous sill band extends across the frontage of the building under each storey, forming part of the raised window surround to each opening. To the left of the ground floor window is a timber-panelled door that is set between flat-faced stone surrounds. The stone slate roof is set high above the level of the street and is therefore a scarcely visible feature of the building.



The Malt Shovel public house (Grade II listed building) is set back slightly from the road at the heart of the conservation area.

Further west along Main Street is the **Malt Shovel** public house and attached **barn/outbuilding**. Both are individually listed and are set back slightly from the building line, allowing a narrow forecourt between the frontage of the building and the highway. A gap separates the outbuilding from no. 34 Main Street and allows vehicular access to the car park to the rear of the public house. The public house and outbuilding form one long range under a single stone slate roof indicating that they were probably built at the same time around the start of the 19th century.

The **public house** forms the western half of the range. Central to the front elevation is a doorway set within a moulded surround that has a projecting flat stone hood supported by moulded pilasters to either side. At both ground and first floor are three unevenly spaced windows set in slightly projecting flat-faced stone surrounds. The windows would

have originally had timber sliding sash frames, similar to those on the rear elevation but these have been replaced by more a more modern top opening style.

The continuous stone roof is prominent feature of both the public house and the attached barn. Central to the roof is a corniced ridge chimney. The chimney on the right hand gable end has been shortened drastically at some time in the past.



The front elevation of the **outbuilding** is dominated by a tall opening with a flat segmental lintel across the top. There is a similar but smaller opening

on the rear elevation of the outbuilding, though this has been blocked up with stone. The opening in the front elevation was most probably for carriage entrance, though it now has a timber-boarded doorway that allows car access, presumably to a garage. To the left of the carriage entry is a four-pane sash window and doorway. Above the doorway is another window with an older twenty-pane sliding sash frame.

At the rear of the building the stone slate roof extends further down than at the front and is consequently a dominant feature, unbroken by skylights or other intrusions. The stone ridge tiles are visible as is the tabled copingstones to the east gable end. To either side of the blocked cart entry are a number of openings. To the right hand side are two small four-pane sash windows, one of which is set into the opening of an earlier doorway. To the left hand side are three small modern windows and a low doorway set in plain stone surrounds. At first floor level are two more timber sash windows. The window frames are painted a bright orange that is rather prominent; the use of a slightly more muted colour or shade would be less intrusive.



The beer garden to the rear of the public house is set within a modern terrace that is surrounded by

stonewalls and topped with timber fencing and decking. The fencing is of a standardised modern construction and would benefit from traditional treatment.

Immediately adjacent to the Malt Shovel and forming the last in this row of listed properties, is no. **30 Main Street**. Set slightly forward of the public house, this compact two-storey cottage probably dates back to the 18th century, though it has been much altered over the years. Constructed of coursed dressed stone and with a stone slate roof, the property displays several of local vernacular features, such as the corniced chimneystacks to both gable ends.

The front elevation has a central doorway set in solid flat-faced surrounds. At first floor level are three windows with stone heads and cills, probably inserted or altered in the 19th century. To the right of the doorway is a large window that may have been enlarged to create a shop window. Sadly the traditional timber window frames have now been replaced with mock stained wood uPVC frames in a contemporary style that is at odds with the historic character of this building. The use of upvc and modern finishes on windows and doors in historic buildings is not appropriate as this often looks too precise and 'suburban' and can subsequently erode the building's special character.



The Methodist chapel (unlisted) was built in 1886 in an ornate Gothic style of architecture. The fine stained glass windows in the front elevation add vitality to the building.

On the opposite side of Main Street is the **Methodist church**, a substantial gable-fronted building that was constructed in 1886 alongside the original chapel building. The later church faces

southwards across Main Street and has a tall, almost three storey high Gothic-style frontage. Built of sandstone bricks and roofed in blue slate, the church is simple in its form. The long pitched roof runs from north to south and is topped with decorative clay ridge tiles. The frontage of the building has a slightly projecting pitched roof entrance and to either side are lower hipped roof stone extensions that may have been later additions.

The front entrance of the church is approached via several stone steps. The modern doorway is set into an arch-headed moulded stone surround with a trefoil opening above. To either side of the doorway are slim stained glass multi-paned



windows bound by moulded stone surrounds with a trefoil light set in a pointed arch head. A

continuous stringcourse extends along the entire frontage. Above this stone band is a series of arch headed

windows that are transomed with a trefoil cut out above. Above the series of windows is a band of ashlar stone inscribed with the words 'Wesleyan Chapel'. The roofline of the gable frontage is edged with unusual triangular copingstones and the point of the roof topped with a decorative finial.

The sides of the church are more simply fenestrated with stained glass set in arch-headed windows. To the rear is the church hall, a later extension to the building though sympathetically designed to complement the original. A Minister's house is located to the rear of the site, set well behind the church hall and hidden completely from view from the street. Built in a typical 1930's style, the house is a yellow-painted rendered bungalow with a hipped blue slate roof. Though not of particular historic interest, the Minister's house has been included in the conservation area boundary in order to create an easily readable boundary; the house is set within the grounds of the church and therefore difficult to exclude.

To the northwest of the Methodist church and set at an oblique angle to the road, is the original **chapel** (no. 37 Main Street) that was constructed in 1826. Built partly of dressed stone and partly of coursed rubble stone the building is extremely

plain in design. Constructed to a basic square plan with windows set into the plain stone surrounds, the property is simple in character and appearance. The elevation that faces obliquely onto Main Street has had an unusual opening inserted above ground level and several of the door and window openings in the south and east facing elevations have also been altered. The construction of a small rendered outbuilding on the southwest corner of the building, adjacent to Main Street is an unfortunate addition. Despite this, the architectural contrast between the former and the existing Methodist chapel is an interesting one and both are considered to be key unlisted buildings in the conservation area.



The original Methodist chapel in Menston was built in 1826 and is architecturally simple and functional in style.

To the west of the old Methodist chapel is a row of terraced properties numbered **27 to 35 Main Street**. Built from dark-faced dressed stone and probably dating to the mid-19th century, these properties form a prominent group at the heart of the conservation area. Most are in use as shops or commercial businesses, though the end property (no. 35 Main Street) seems to be in sole residential use.

Most of these buildings have retained traditional shop fronts that are set in a projecting stone extension to the front of the original dwellings, which appear to be simple stone houses with mainly blue slate roofs (no. 27 has a red tile roof) and corniced chimneys.



The crossroads between Main Street, Burley Lane and Derry Hill form the core of the pre-20th century village and are located at the heart of the proposed conservation area.

The flat roofed extension appears in which the shops are set appears to follow the curve of the road as it turns into Burley Lane, the newsagent being partially on Main Street and partly on Burley Lane. Though the shop fronts of these properties have been altered and adapted over the years they have generally retained their traditional timber window surrounds and pilaster detailing along with sympathetic types of signage. The corporate logos adorning the newsagent's window and the flashing sign of no. 33 Main Street are less appropriate but could easily be improved.



The former National School, now used by Parmley Graham, is an architecturally interesting building that sits prominently on the corner of Burley Lane and Main Street.

Located prominently on the corner of Main Street and Burley Lane is the former **National school** building that was constructed in 1873. Now used by an electrical goods business known as **Parmley Graham**, the building is one of the most distinctive in the conservation area.

The former school is constructed in a Gothic architectural style in dark-faced coursed stone. Constructed to an L-shaped plan, the principal frontage faces onto Burley Lane and is set back from the highway behind solid stonewall topped with rounded copingstones. The gable front is relatively ornately decorated with a projecting stone porch accessed up a number of steps.

A centrally located doorway that allows access to the building is set in an extravagantly decorated stone door surround. The doorway itself is recessed slightly into the arch headed opening that has interesting and unusual glazing set into the transomed doorway. Set within the main gable frontage and to either side of the porch are long transomed windows set in chamfered surrounds. Set into the principal frontage of the building, behind the porch, is a four-light window with a corniced hoodmould above. The gable end has interesting stone bell-shaped features to either side that were probably once topped with finials. The sides of the building are relatively simply fenestrated with tall slim windows. The inscription above the smaller side doorway indicates that the female pupils used this entrance as opposed to the main door.

Continuing along the west side of **Burley Lane**, the line of the road is defined by the stone boundary wall that encloses the churchyard. The principal entrance to the **churchyard** is opposite no. 6 Church View and is marked by two tall gate piers topped with Victorian-style lamps. A stone path winds through the graveyard beneath the canopies of the fine mature trees towards the church. The church building is located at the northern end of the site on land that is elevated up above the level of Burley Lane, giving the building a prominence that is small size bellies.



The parish **church** was consecrated and opened in 1871 following the creation of a separate parish in Menston. Prior to this the village fell within the Parish of Otley, though a small cottage chapel, also known as **St John the Divine**, was run from one of the houses on Derry Hill from the mid-19th century until the church was opened.

The **church** has not been built to the traditional architectural form of the crucifix, instead having a more oblong planned form. However, the southern gable extension does form a transept of sorts with the western portion of the church forming the nave. To the rear of the building is the church hall, a 20th century extension constructed of buff coloured brick. Set within the buttressed western gable end of the church are two tall stained glass windows and on the ridge of the roof a stone bell cote. A larger stained glass arched window is set into the prominent eastern gable. The small entrance porch stands at the western end of the building, facing southwards across the churchyard. The doorway is set in an arched doorway with a trefoil-shaped architrave and a crucifix-shaped finial above.

Immediately to the north of the churchyard is the vicarage, which is set in a substantially sized garden. The tall stonewall of the churchyard

continues along Burley Lane and from the level of the road, only the upper half of the vicarage is visible. Surrounded by leafy trees and partly screened by the tall stonewall, the vicarage is an attractive Victorian house with two gabled wings that extend forward of the southeast-facing frontage. The house appears to have maintained many of its original features including the timber bargeboards to top of the gables, the Victorian porch and some of the timber sliding sash windows.

Both the parish church and the vicarage are considered to be key unlisted buildings in the conservation area and make an important contribution to its character and historic interest. The green and leafy grounds in which they are set contain many fine mature trees that add much to the setting of the buildings and the character of the area on a wider scale.

Opposite the Vicarage are several early 20th century houses that have a south facing aspect. Though attractive and with some interesting Arts and Crafts features, these houses have a different character to those of the older village of Menston and so have been excluded from the conservation area.



Low Barn, set below Burley Lane, has been sensitively converted into commercial use.

Standing on the northern boundary of the conservation area boundary is **Low Barn**, a late 18th/early 19th century barn that is now in commercial use. The barn is an interesting vernacular structure, built from roughly coursed rubble stonework. The sloping land on which the barn is built has resulted in a single storey elevation to Burley Lane and a two-storey frontage to the east.

Now in use by a design company called **Glenelg**, the barn has been sensitively converted from its original agricultural use. The tall cart entry on the north elevation has been infilled with dark stained timber and glass in order to make a smaller doorway and window. The windows in the side elevations and the east gable are painted timber sashes set in simple square stone surrounds. Overall, the conversion has maintained much of the building's original agricultural character.



York House and no. 6 Church View through the gates of the parish church.

To the south of Low Barn are a number of late 19th century houses that form a hard line against the

roadside. **York House** and no. **6 Church View** are located opposite the gate to the churchyard and are an attractive pair of semi-detached Victorian houses. Built from sandstone brick and with a blue slate roof, the two houses share a central pedimented gable that adds extra height to the frontage. A long blue slate porch runs across the front of both houses and across the three-light bay windows, supported on timber columns. The retention of the original timber single-pane sliding sash windows further increases the character and interest of these houses.



Nos. 2 to 6 Church View are a terrace of late 19th century dwellings, some of which have retained original features such as windows and doors.

To the south is a row of four terraced houses that were probably built around the same time as nos. 5 and 6 Church View. These houses are simpler in style and fenestration, though nos. **3** and **4 Church View** share a similar continuous porch and bay windows at ground floor level. Sadly most of the sliding sash windows have been replaced with uPVC frames. Nos. **1** and **2 Church View** have an interesting contemporary pitched roof dormer window that adds interest to the roofline without over dominating. This style of dormer window, which is small and constructed of the same materials as the property is generally more appropriate than the large flat roofed dormers seen elsewhere in the village.

Set back from the building line slightly are nos. **1** and **2 Church Croft**, a pair of 19th century semi-detached houses that were probably built at a slightly earlier date than Church View. From Burley Lane this pair of dwellings appears to be nestling in the shadow of the adjoining houses and is set back behind a low stonewall and a surprisingly green garden. Both are constructed of black-faced stone and are simply fenestrated, having two windows at first floor level and a single

window and door at ground floor. To either end of the blue slate roof is a corniced chimney and a line of tabled copingstones.

On the opposite side of Main Street is **Derry Hill**, a long narrow lane that is lined with houses as it leads southwards out of the village and conservation area. On the east side of the lane are a number of terraced stone cottages. Those at the top of the lane, near the junction with Main Street are slightly older and were probably built in the early 19th century. They form a continuous row of two-storey properties that vary slightly in width and height. The uneven rooflines add a quirky interest to the properties.

No. **1 Derry Hill** backs onto the rear elevation of no. 28 Main Street. Built of coursed gritstone, this property and its neighbour, no. **3 Derry Hill** are simple cottages that consist of a doorway to the left hand side and just a single window to both ground and first floor. No. 3 Derry Hill has retained its original four-pane sliding sash windows that complement its simple character.



Nos. 1 to 9 Derry Hill are typical examples of early 19th century vernacular houses.

Nos. **5, 7** and **9 Derry Hill** are slightly larger buildings, constructed of darker-hued coursed stone and all with flat corniced heads over the doorways. All but no. 7 Derry Hill appear to be in residential use, though no. 9 has a large square shop window at ground floor level that hints at a former commercial use. No. **7 Derry Hill** is run as a bakery. Its traditional timber shop front, small square window and discreet signage complements the character of the building and is a good example of a traditional 19th century shop front. Original features such as these are becoming rare and it is to the credit of the owners of this property

that such care and diligence has been taken to maintain its traditional character.



The Menston Arms public house has a central location within the conservation area, on the corner of Main Street and Derry Hill.

On the opposite side of Derry Hill is the tarmac-covered car park of the **Menston Arms** public house. The 1852 Ordnance Survey map indicates that a long row of cottages once stood on this car park though it is not known exactly when they were demolished. The west side of Derry Hill is lined with an interesting assortment of 19th and early 20th century dwellings (with the exception of no. 12 Derry Hill, which is a later 20th century building). No. **14 Derry Hill** is a large detached dwelling with a long blue slate roofed porch over the bay windows at ground floor level. All the windows on the front elevation have traditional timber sliding sash frames that add interest to the house.



Nos. 14 to 22 Derry Hill consist of a variety of ages and types of building. The prominent dormer windows on the roof of nos. 18 and 20 are an unfortunate addition.

Nos. **18** and **20 Derry Hill** are two stone-built semi-detached properties that have interesting stained glass lights set in the ground floor windows. The unattractive flat-roofed dormer windows on the front roof slope are an unfortunate and unsympathetic addition to both properties. Nos. **22** and **24 Derry Hill** face southwards into an enclosed, green garden and are good examples of

Victorian dwellings dating from the early-mid 19th century. The projecting bay windows at ground and first floor level on the east elevation of no. 22 make an interesting contribution to the streetscape. The decorated doorway that is set above the level of the street is dated '1837' indicating that this building is earlier than most of the other dwellings on this side of the lane.



Terraced houses along the west side of Dick's Garth Road.

Continuing southwards along Derry Hill are more areas of terraced housing that were probably built in the late 19th century. Similar houses line **Walker Road** and **Dick's Garth Road**. Though these are attractive stone built properties, nearly all have lost their traditional features and uPVC doors and windows are a common sight. The intrusion of a number of flat-roofed dormer windows and untraditional boundary treatments further mars the historic quality of this area. As a consequence of this and the fact that these are generally later developments, it is felt that the houses along Dick's Garth Road, Walker Road and the southern sections of Derry Hill do not display the same strength of character as other areas in the village. It is for these reasons that these residential areas have been excluded from the conservation area.

Main Street continues to the west of the junction between Burley Lane and Derry Hill. Sited prominently on the corner of Main Street and Derry Hill is the Menston Arms. This public house was opened in the 1870's though the building appears to be slightly earlier than this, probably early 19th century. Forming part of a larger structure of a number of buildings built up against one another, the public house forms the eastern most section that faces northwards onto Main Street. Three bays in length; the building is constructed of deep coursed sandstone with a stone slate roof over the eastern bay and blue slate over the rest. The

doorway is located centrally on the frontage and set between quoined surrounds. A continuous flat cornice runs along the front of the building between ground and first floor, forming a hood to the door and ground floor windows. At both ground and first floor chamfered mullions divide the windows. The eastern most bay has a three-light mullioned window at ground floor and two timber sliding sash windows at first floor. The western end of the building has interesting sliding sash windows at first floor; the glazing in the upper sliding sash subdivided into eight lights. The signage on the front of the building is discreet, having just a painted wooden hanging sign and a simple painted sign on the gable end displaying the name of the public house.



The Menston Arms and adjoining cottages are located on the south side of Main Street.

Attached to the west of the Menston Arms is a two-bay stone cottage that appears to be contemporary with the public house. Numbered **20** and **24 Main Street** (and possibly subdivided into two dwellings), the cottage has a doorway to the right hand side of the frontage and two timber four-pane sashes at ground and first floor under a stone slate roof. Running around the side of the property is a gravel track that allows access to the rear of these buildings as well as access to the two dwellings that are tucked away behind the principal building line.

No. **22 Main Street** backs onto the rear elevation of the Menston Arms and is set back from the unmade track in a small garden bound by a stonewall topped with rounded copingstones. Constructed from dark-faced dressed stone, this gable fronted property displays a number of interesting traditional features, including shaped kneelers to the gable end and moulded stone heads to the windows. Set to the left hand side of

the gable front is the principal doorway. The timber-panelled door is set within a tall opening that has a transomed light above. To the right are two mullioned windows and at first floor three single light openings. All have original sliding sash window frames and these add much to the historic character and interest of this 19th century property.



Continuing along the gravel track to the south there is another interesting house, no. **16 Derry Hill** that faces northwards towards Main Street. Constructed of creamy-hued stone and set back behind a (modern) dry stone wall, this property is a good example of a 19th century dwelling that may have been the home of a mill manager or someone of similar standing. Three bays in length, the frontage of the house is dominated by its substantial doorway which is set within a transomed opening under a carved decorative stone head. To either side of the doorway are two windows that are divided by flat-faced mullions and topped with carved rounded stone heads. To first floor are three windows, all with good timber sash frames. The roof is stone slate and to either gable end is a corniced chimney and tabled copingstones.



No. 16 Derry Hill is well hidden by the houses along Main Street and Derry Hill but is an interesting 19th century dwelling that has retained many of its original features.

Further west along Main Street are nos. **1-3 Albany Row** (outside of the conservation area). Consisting of a row of three terraced dwellings that

are three storeys in height, these modern dwellings are rather prominent in the streetscape. The dark coloured garage doors at street level are overly dominant on the buildings and create a bland appearance at street level.

Nos. **14 to 18 Main Street** are situated at the western end of the conservation area. Constructed from dark-faced stone with blue slate roofs, these buildings were probably constructed around the end of the 19th century. Nos. **16 and 18 Main Street** each have a two-bay frontage and are set back from the highway behind low stonewalls. At ground floor level is a projecting flat-roofed bay window that has a two-light mullioned sash window set below a heavy flat cornice. To the right is a doorway that is approached up several stone steps and set within substantial stone surrounds. The door to no. **18 Main Street** is a modified panelled door that has attractive early 20th century stained glass set in the upper half and in the transomed light above. At first floor level is a two-light mullioned window and a single light window, all with sliding sash windows. The retention of traditional features such as these complements the character of the dwellings and enhances the streetscene greatly.



The buildings along the south side of Main Street include a number of late 19th century dwellings that have retained many of their original features.

No. **14 Main Street** is located on the corner of Main Street and **Dick's Garth Road**. The roofline of this property is set a little higher than that of the adjoining property, no. 16 Main Street and this gives the building a dominant feel in the streetscene. The front elevation of this building is

three bays wide, with a centrally located doorway and three windows to first floor. The right-hand ground floor window has been modified to create a projecting bay window though this opening may have originally been intended as a shop window. A later extension has been added to the western end of the property and set within the chamfered corner of the property is a corniced doorway.

The extensive leafy grounds of **Fairfax Hall** dominate the north side of Main Street. Nos. **21** and **23 Main Street** are bound to the north by the trees and gardens of the Hall, which gives the setting of these buildings a rural feel. No. **21 Main Street** is a small cottage and is just a single storey in height. To the east is no. **23 Main Street**, a larger property with an extension to one side. Both cottages are constructed of coursed rubble stonework and probably date back to the late 18th/early 19th century. The windows of no. 23 Main Street are typical of an early vernacular cottage, being set in simple flat-faced stone surrounds and square in shape. The uPVC window frames have replaced the traditional timber frames and although the pattern of the windows is similar to that of a four-paned sash, the plastic frames look too precise and lack the depth and character of the timber originals.



Nos. 21 (just out of picture) and 23 Main Street are typical vernacular cottages that stand on the edge of the grounds of Fairfax Hall.

Set in the northwest corner of the conservation area is **Fairfax Hall**, which is approached along the driveway to the west of the main building. The substantial gate piers and high stonewalls on Main Street create a suitably austere setting to this magnificent building. Charles Fairfax and his wife Mary constructed Fairfax Hall in the mid-17th century as their family home, though it is thought that it may have replaced an older manor house that existed on or near the site of the hall.



Fairfax Hall is designated as a Grade II* listed building. This high listing status is a reflection of not only the fine architecture of the building but also its historical links with the Fairfax family and the Civil War (see Chapter 3: Origin and Historical Development).

Architecturally, the hall is quite splendid and displays fine craftsmanship to many of its features. L-shaped in form, the long gable fronted range extends southwards towards Main Street, though it is set well

back from the highway. A shorter range runs

westwards from the main body of the building and a cluster of later outbuildings make up the northern (rear) elevation. The south and west facing elevations are constructed of dressed gritstone and are highly decorated, indicating that these were intended to be the principal elevations. The prominent **south-facing gable** is extravagantly fenestrated with a canted five-light bay window at both ground and first floor. Set within the transomed and mullioned stone surrounds are small fixed glazed lights. A small three-light attic window is set at the very top of the gable front, divided by splayed stone mullions. Two tall corniced chimneys that are topped with attractive clay pots extend upwards from this elevation.



The windows and stone detailing on the west elevation of Fairfax Hall shows great craftsmanship.

Set in the left hand corner of the **west elevation** is a recessed doorway with splayed surrounds. Above the door is a stone sundial that has sadly lost its gnomon (the projecting timber or metal feature that casts shadow on the face of the sundial). The sundial is inscribed with the date '1681' and is an interesting historical feature of the building. To the right of the doorway is a four-light chamfered mullioned window and at first floor level are two two-



light and a four-light window that have splayed mullions and rounded heads. The south facing elevation of the shorter range has a similar four light window to the first floor with a simple six-light chamfered mullioned window below.



The east elevation of the Hall is simpler in construction and fenestration than the principal west and south facing elevations.

The **east elevation** of the hall is much simpler than the south and west elevations and is constructed of rubble stonework that has a number of later insertions. Interruptions to the stonework indicate where previous openings have been built up. The simple stone surrounds of the square windows above the centrally located doorway are probably 19th century additions. The simpler detailing and fenestration of this elevation is an interesting contrast to the other elevations.

Surrounding the hall are the extensive and well-tended **gardens**. Divided by hedges and with an abundance of greenery and trees, the gardens provide a lush and natural setting that complements the stonework and character of this important building.



The 17th century listed barn that once formed part of the Fairfax Hall estate is now in residential use and forms part of a larger housing development to the south of the conservation area.

To the west of the main building are a series of **outbuildings** that may have been barns or workers' cottages in the past but are now used as garages. Immediately to the north of the hall are nos. **15** and **17 Craven Park**, formerly the barn to Fairfax Hall and now converted into two dwellings. This long low building dates back to the 17th century (though it was rebuilt towards the end of the 20th century) and is constructed from roughly coursed rubble stonework. Individually listed (Grade II), this barn is a good example of a traditional aisled barn (though the interior has been lost) with an off-centre pedimented entrance. The conversion to residential use has resulted in some loss of agricultural character; the insertion of numerous windows and doors as well as several roof lights in its long stone slate roof has bestowed a slightly suburban appearance upon the building. However, bringing the building into residential use has secured its future thus maintaining the visual and spatial relationship between the hall, its outbuildings and the barn.

7. Open Spaces and Natural Elements

The size, shape and nature of open spaces within the conservation area are an integral part of its character. Open spaces are important as these determine how buildings relate to one another and the presence of natural elements such as trees and running water can make an invaluable contribution to the interest and sense of place of an area. In Menston the following features are considered to be important:

- *The yard in which the parish church stands is the largest area of publicly accessible open space in the conservation area. Elevated above the surrounding houses, the green and leafy churchyard is an attractive and visually prominent area of green space.*
- *The sense of spaciousness and greenery continues along the northern side of Main Street as far as Fairfax Hall. Surrounding these buildings are fine mature trees that add a rural quality and leafy dignity to this part of the village.*
- *Hard surfaced areas such as the car parks alongside the Malt Shovel and the Menston Arms need careful consideration and treatment to ensure that they make a positive contribution to the conservation area.*
- *Most of the houses and commercial buildings along Main Street, Derry Hill and Burley Lane have relatively small gardens that are tucked away at the back of the property. Where trees and greenery are visible they complement the stone of the buildings and make a positive contribution to the character of the area.*

The interrelationship of the built form with space in the conservation area is a **fundamental** component of the character of the place. The size, shape and treatment of these spaces are all

factors in determining whether, for example, the area takes on a domestic, rural, urban, industrial or civic aspect. **Hard surfaced** areas tend to take on a functional character and can indicate industrial and commercial activities. Small stone setted yards to the front or rear of properties are common in some areas of 19th century housing where the mill workers cottages had little private garden space.

Green spaces are equally as important and can have a vital determining factor in the character and sense of place of an area. Green spaces can take many different forms such as parks, churchyards and even gardens. The additional contribution that natural elements such as trees and running water make should not be underestimated as these have an invaluable role in determining the character and sense of place of a particular area.

In Menston there is a considerable amount of both green and hard-surfaced open space around the original core of the village. The contribution that these spaces make and the spatial relationship between these and the built form of the conservation area is an important aspect of the area's character.

One of the most prominent areas of open space is the yard in which the **church** of St John the Divine stands. This is probably the largest area of 'public' open space in the conservation area and is situated at the very heart of the village. The **churchyard** is located on rising land that is elevated above the level of Burley Lane and consequently is particularly visually prominent.

The church itself sits on the highest part of the yard and thus appears to overlook the surrounding houses. Bordered by substantial stonewalls and dissected by the winding stone steps that lead up from the lane to the church, the churchyard is a pleasant green and peaceful area. The yard itself

is principally grassed over and appears to be well tended. Stone monuments and memorials stand all around the church building and yard, some dating back to the late 19th century. The more recent memorials indicate that the yard was and possibly still is used for burials.



The churchyard is set within a green and leafy yard that is accessed from Burley Lane by a series of steps.

Within the churchyard there are a number of fine mature trees. In summer the canopies of these trees cast shade over the lower sections of the yard and surround the church building, almost screening it from distant view. These trees, due to their elevated positions, are visible from most places in the conservation area and provided a green setting not just to the church but along the northern boundary of the conservation area. They add a leafy quality and intrinsic dignity to this part of the village and therefore make a valuable contribution to the conservation area on a wider scale.

Immediately to the north of the parish church is the **Vicarage**, built somewhat later than the church and standing in equally generous grounds. The Vicarage is also elevated above the level of Burley Lane and surrounding the house are many fine mature trees that continue the leafy, green feel of the lane as it exits the conservation area.



The Vicarage, alongside the parish church, is set in a spacious and green garden that adds much to this part of the conservation area.

Immediately to the southwest of the parish church are the extensive grounds of **Fairfax Hall** and the land to the rear of the two cottages, nos. **21 & 23 Main Street**. Within these gardens and grounds are many fine mature trees that greatly enhance the views the streetscape and character of Main Street.



The lovely gardens in which Fairfax Hall is set contain many fine mature trees.

Fairfax Hall is a magnificent building and the leafy canopies of the trees that surround it on all sides complement the stonework and setting of the

building. The group of trees to the rear and side of the Hall create an almost continuous green coverage. To the rear of the grounds is **Craven Park**. The listed barn to Fairfax Hall has been incorporated into this late-20th century residential development. The profusion of trees that surround the development has helped minimise its visual impact and thus the houses are scarcely visible from within the conservation area.

The northern section of the Menston conservation area is characterised by greenery and **trees**. The buildings stand in substantial grounds and the trees that surround them not only complement the natural hues and tone of the stonework but also add an intrinsic dignity and quality to the area. It is important that this character and sense of place is maintained. The designation of a conservation area would help strengthen controls regarding works to trees.

The parts of **Main Street** and **Derry Hill** that are included in the conservation area are principally characterised by their built form. Stone buildings line the street closely and there are few gaps in the building line. The backdrop of green fields to the south of the conservation area and the glimpses of trees around the church and Hall helps maintain the rural character of these buildings.

The **Methodist church** is set within a small churchyard that extends along the western side of the building and up towards the tennis courts at the rear. The original Methodist chapel stands prominently in the northeast corner of the yard, facing towards the church. A tall hedge runs along the street frontage and within the churchyard there is a sense of seclusion and tranquillity.



The small grassed yard alongside the Methodist church allows access to the tennis courts to the rear of the hall.

The yard itself is grassed over and mainly devoid of standing monuments and memorials. One small stone plaque stands in the northeast corner along

with a simple wooden bench. A path runs around the northern side of the church, flagged with carved stone memorials. This path continues as far as the tennis courts, which are tucked away from sight at the rear of the church.

To the north of the Methodist chapel is a '**croft**', a sunken ditch that most probably contained a stream that ran northwards through the village and down the slope of the hillside parallel to what is now Burley Lane. It is not known when the watercourse ceased to flow or whether it was diverted or simply dried up. A small amount of debris littering the bottom indicates that water has not run through the croft for some time and shrubs now obscure the steep sides of the croft. Along the tops of the banks are several trees and tall shrubs that partly hide the presence of the croft. These trees provide a pleasant green and leafy backdrop to the Methodist chapels (both existing and former) as well as the houses that run along the eastern side of Burley Lane.

Opposite the Methodist church, on the south side of Main Street, is the continuous row of listed buildings (nos. 30 to 40 Main Street) that add so much to the character of the village. The **Malt Shovel** public house is set back a short distance from the building line and the tarmaced frontage appears to be used as a short-stay parking area.



The car park to the rear of the Malt Shovel would benefit from better landscaping and improved surface treatment.

At the rear of the public house is a large hard-surfaced car parking area. Accessed through the gap along side no. 34 and the barn, the **car park** is visible from Main Street. Immediately to the rear of the main body of the public house is a raised area of timber decking that appears to be used as a beer garden. The car park itself is surfaced somewhat patchily with tarmac. At present this area appears underused and the deteriorating surface material gives it an uncared for feel.

As a large area of open space at the rear of a prominent listed building it is important that this area makes a positive contribution to the

conservation area and provides a complementary setting to the listed buildings that border it. The use of more sympathetic surfacing materials as well as more traditional boundary treatments would improve its appearance, as would the implementation of a suitable landscaping scheme.

Further west along Main Street is the **Menston Arms** public house, which also has a hard-surfaced car park adjacent to the main building. In this instance the car park is more prominently located on the corner of Main Street and Derry Hill. A low stonewall runs along the northern boundary of the car park but the Derry Hill frontage is open and the line between private land and the public realm is unclear.



Due to its visual prominence it is important that the car park alongside the Menston Arms makes a positive contribution.

As a prominent area of open space at the very heart of the conservation area, consideration should be given to how this area could be improved aesthetically. At present the car park is featureless and lacks visual interest and consequentially has a detrimental impact on the character of the conservation area. This space would benefit from a more definite boundary of natural stone and the careful use of landscaping and surfacing materials could enhance the area significantly.

Many of the houses and commercial buildings along **Main Street** and **Derry Hill** have little or no garden space and front directly onto the rear of the highway. Where gardens exist, they tend to be tucked away to the rear of the buildings and little is visible of them from the street. In some cases the gardens extend to the side of the properties and gaps between buildings allow glimpses of greenery and trees. Nos. **22 & 24 Derry Hill** are a good

example of where a small garden can make a positive contribution to the character of the area. In this instance, the dwellings face southwest towards the garden, which is located to one side of the building. The trees on the boundary of this garden provide a leafy screen allowing tantalising glimpses of the property within as well as adding interest and variety to the streetscape.

8. Permeability and Streetscape

Summary of Permeability and Streetscape

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

- *Main Street is the principal route across the conservation area. Though the street has been resurfaced and engineered over the years its course and orientation have altered very little.*
- *Burley Lane and Derry Hill lead out of the conservation area to the north and south respectively. The line of both roads are defined by stonewalls and in some instances by the buildings themselves.*
- *The lack of historic street surfaces. Nearly all of the roads, pavements and paths in the conservation area are surfaced with tarmac, which can be a poor contrast to the natural hues of the stonework of older buildings.*
- *The conservation area has relatively high permeability and can be crossed easily on foot. The private land around Fairfax Hall is the largest mass of impermeable space.*

The form and layout of the roads in Menston reflect the **historic origins** and development of the village. Prior to the 18th century, maps show just a single road running from east to west through the settlement. Jeffrey's Map of Yorkshire (1775) indicates that at this time there were a number of buildings located to the north of this road. These are presumably Fairfax Hall, Old Hall and the farm buildings at the western end of Main Street.

Interestingly the 1775 map does not show Derry Hill or Burley Lane, though the 1852 Ordnance Survey map shows both lanes as relatively wide and well-established routes, indicating that they did probably exist in some form at least by the end of the 18th century.

Main Street is the principal road running through the village, linking Menston with Ilkley, Otley and other surrounding settlements. Consequently, Main Street is a busy route and towards its eastern end and the junction with the A65 takes on a more suburban feel.



Main Street, the principal route running through the conservation area, is a busy route that links Menston to the surrounding settlements.

Only a small part of **Main Street** runs through the conservation area and at this point it is relatively narrow in width, the line of the road being defined by buildings and stonewalls that are set close to the edge of the highway. As it enters the conservation area from the east the road narrows slightly and dips down towards the crossroads between Burley Lane and Derry Hill. The row of listed properties on the south side of Main Street line the highway closely, creating an almost unbroken line. The variety in height, age and

architectural style of the buildings adds much to the character and interest of the streetscape. An interesting contrast is found in the more stylised Methodist chapel that provides a fitting and dramatic entrance to the conservation area on the opposite side of the road.

The **crossroads** between Burley Lane, Derry Hill and Main Street are located at the very heart of the conservation area and are a focus for activity. Main Street continues beyond this point for some distance but the streetscape is markedly different. The stonewalls and overhanging trees alongside **Fairfax Hall** and the substantial stone buildings that line the south side of the road create an enclosed and sheltered feel.

Derry Hill runs southwards out of the conservation area towards the village of Hawksworth. At its northern end the street is lined with stone properties interspaced with the odd later infill development that line the road closely. Some buildings are set back a short distance behind stonewalls while others open straight out onto the pavement. The strong definition that these buildings and boundary walls give the street is an important characteristic of the area and should be maintained.

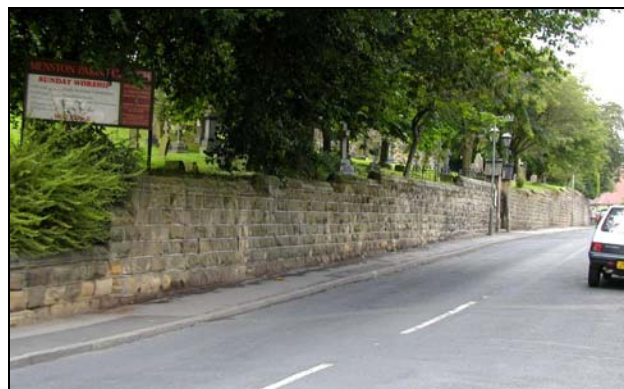


These properties on Derry Hill open straight onto the pavement, ensuring that line of the road is well defined.

Further up **Derry Hill** the houses give way to open fields. The stone boundary walls of the houses revert to dry-stone field walls that run up the hillside to the south of the village. The ever-present greenery and the backdrop of fields adds rural character to views along this road and contribute towards the 'village' like feel of the conservation area.

The streetscape along **Burley Lane** is very different to that of Derry Hill and Main Street. The

parish church is set on elevated land and the mass of greenery and trees surrounding the church dominates views along the lane from Main Street. The **churchyard** is enclosed within high stone retaining walls that create a definite line along the western edge of the highway. On the opposite side of the road are a number of terraced and semi-detached 19th century properties that form an imposing line. The stone from which these buildings were constructed has darkened over the years and this combined with the shade cast by the church and trees in the churchyard gives this section of the lane a particularly atmospheric feel.



The high stonewall of the parish church and vicarage is a traditional form of boundary treatment that complements the backdrop of trees and greenery.

Further north, as the lane exits the conservation area, the building line to the east side of the lane drops away somewhat and the aspect along the road becomes more open. The trees and high stonewalls surrounding the **Vicarage** continue to define the highway and help maintain the leafy feel on the west side of the road before it drops away down the hillside towards the village of Burley.

Very little in the way of natural **surfacing materials** remain in the village of Menston. All the roads and most of the footpaths are surfaced with tarmac, which in some instances provides a poor setting to the natural stone of the buildings and walls. Though some streets may not have been surfaced at all prior to the 20th century, it is likely that the main routes across the village would have been surfaced with natural stone setts and flags. Where stone surfacing remains, this is generally on private property, forming part of the curtilage of an individual building.

Permeability within the conservation area is relatively good and as such it is relatively easy to get around the older parts of the village on foot. Several roads lead off Main Street offering a choice of routes across the area.



Narrow tracks, such as this one off Derry Hill, allow access to buildings set back behind the building line and create a wealth of interesting views and vistas.

Unsurfaced **paths** and **tracks** run along the sides and backs of some of the houses on **Main Street** and **Derry Hill**, offering access to dwellings that are tucked away behind the principal building line. No. **22 Main Street** and no. **16 Derry Hill** are enclosed by the surrounding houses and could be easily missed due to their secluded location. Their somewhat unusual situation creates interesting spatial relationships and vistas that add to the character of the conservation area.

The land around **Fairfax Hall** and to the rear of nos. **21 & 23 Main Street** is privately owned and its sheer size creates an impermeable mass of space in the northern part of the conservation area.

9. Activity

Summary of Activity

The conservation area boundary covers the original core of the village of Menston, within which is a mix of residential, ecclesiastical and commercial properties.

- *The village of Menston retains a good range of shops and services that appear to be well used by local residents and passing motorists.*
- *There are a number of older buildings that were originally built or used as shops that have since been converted into dwellings.*
- *The ecclesiastical buildings create a different level of activity to the commercial buildings and are an important element of the character and history of the village.*
- *The level of activity within the conservation area ultimately affects the ambience and sense of place.*

The physical form of the conservation area sets the stage for the **activity** that takes place within its confines, but the range of uses and level of activity is what brings the place to life. This is much harder to control, as it is in many ways influenced by market forces, however it does have a direct impact on the character of the area and ultimately on the changes to its built form.

The area of main commercial activity in the Menston conservation area is naturally around the shops on **Main Street** and the crossroads between **Burley Lane** and **Derry Hill**. Clustered around this central point are a number of different retail and commercial premises including two public houses, two bakeries, a newsagent, printers and a fish and chip takeaway. **Parmley Graham**, the electrical suppliers, are located in the former school building at the head of Burley Lane and just beyond the boundary of the conservation area is the village **Post Office**. This wide-ranging variety of different commercial activities ensures that during the daytime Main Street is busy with cars parked alongside the shops and that there is a modest flow of people browsing and shopping.

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



In Menston, many of the commercial properties have retained the traditional style of timber shop front and unilluminated signage and this is much to the credit of the owners. The small bakery at the bottom of **Derry Hill** is a good example of how the retention of traditional features can **enhance** and contribute to the character and interest of an area.



No. 7 Derry Hill is an early 19th century property that has retained its attractive and traditional shop frontage.

Commercial pressures often result in the loss of historic features such as these.

A number of former shops, agricultural and civic buildings with the village have been converted into dwellings or new uses. Most of these **conversions** have been undertaken sympathetically and the original character of the building retained. The conversion of **Low Barn**, which houses Glenelg, a product design company, has been relatively sensitive and much of the building's original character has been preserved.

There is a general presumption in favour of retaining commercial uses in buildings that are currently in such use in order to maintain vitality in the area and to ensure provision of a range of local services. However, where there is no demand for commercial use conversion to residential may be accepted where the commercial appearance of the property is maintained.

The bakery, no. **7 Derry Hill**, is located in an early 19th century vernacular property. The traditional style of timber shop window surround and signage complements the age and character of the building. Further north on **Main Street**, the **newsagents** is an example of where corporate signage and overly prominent advertisements can have an overpowering impact on the simple character of a building.

The **church** buildings and their associated village halls as well as the **public houses** create a different kind of activity within the conservation area. The parish and Methodist churches hold religious services, while the adjoining halls offer an area in which to hold meetings and civic functions. The public houses provide an informal community meeting places and are important in maintaining the village-like feel of the place. These venues create activity at different times and days of the week and therefore are an important element in the maintenance of activity within the conservation area and indeed the village on a wider scale.

10. Conclusion: Character Specification and Guidance


To safeguard the special interest of an area, conservation area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of the Menston conservation area, such as;

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

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

Within the conservation area there are a variety of buildings, uses and architectural styles but there are a number of characteristics that are common to the entire area.

Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> • Topography and setting – Menston is located on the southern slopes of the Wharfedale Valley. To the south of the settlement are the gently rising slopes of Hawksworth Moor and to the west Ilkley Moor. To the north of the village the land drops gently down towards the valley bottom and the River Wharfe. The conservation area is set on relatively low lying level land, though the land on which the parish church is set is elevated above Burley Lane. 	<ol style="list-style-type: none"> 1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP). 2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).
<ul style="list-style-type: none"> • Traditional building materials – Most of the buildings within the conservation area are constructed of local stone, which serves to unify the diverse forms and create a harmonious whole. Stone slate is the principal roofing material, with some blue slate evident on later buildings. Timber was traditionally used for window frames, doors and shop fronts. <div data-bbox="186 1226 583 1751">  </div> <p data-bbox="613 1289 812 1667"><i>Nos. 34 & 36 Main Street are constructed from local stone and roofed with stone slates. Features such as traditional timber window frames are often lost but here it is easy to see the contribution that the correct type of window can make.</i></p>	<ol style="list-style-type: none"> 3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the Replacement UDP). 4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the Replacement UDP). 5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the Replacement UDP). 6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the Replacement UDP).

- **Boundary walls**– Stonewalls are a traditional form of boundary treatment and are evident around several buildings on High Street, Burley Lane and Derry Hill. They define spaces and the line of the road and are an important characteristic of the conservation area.



The walls and gateposts to Fairfax Hall make a valuable contribution to the streetscape along Main Street.

7. Existing boundary walls and iron railings should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Replacement Unitary Development Plan).

- **Permeability** – There are a number of footpaths and alleyways within the conservation area that connect roads and allow access to buildings that are set back from the building line. These routes offer a choice of routes across the area as well as allowing a greater variety of views and vistas.



Narrow paths and tracks link roads and allow access to houses, such as no. 16 Derry Hill, that are set back behind the building line.

8. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).

Architecture and building details






Within the conservation area there are a variety of architectural styles and building types. Most of the buildings that were constructed before the middle of the 19th century were built in the local vernacular style. These buildings were built of local stone with stone slate roofs. Other typical features include stone corniced chimneystacks, plain stone door and window surrounds accommodating recessed timber windows, timber doors and squared timber gutters. Some have additional features such as prominent kneelers, dentil courses, stringcourses and quoins. Despite being individually designed they have a pleasing uniformity that adds much to the character and image of the place. The listed buildings on the south side of Main Street (nos. 30 – 40 Main Street and the Malt Shovel and barn) are good examples of the local vernacular.

Fairfax Hall is arguably the most historically and architecturally important building in the conservation area. Built in the mid-17th century by Charles Fairfax, the hall is a Grade II* listed building. The hall is built to an L-shaped plan, the south and west elevations being ornately decorated and fenestrated. A stone sundial set above a doorway on the west elevation is dated 1681.

There are a number of later Victorian buildings in the conservation area. These tend to be more stylised than the traditional vernacular cottages and buildings. The houses along Burley Lane (Church View) and the Vicarage are a good example of late 19th century dwellings. Though they are also constructed from local stone, these later buildings tend to have blue slate roofs, timber sash windows and sometimes decorative features such as timber porches and bargeboards.

The parish church and Methodist church are good examples of late 19th century ecclesiastical architecture.

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

<p>Open spaces</p> 	<p>There are a number of open spaces within the conservation area, though these are mainly in private ownership and therefore inaccessible to the general public. The grounds of Fairfax Hall are spacious and green, with many fine mature trees that add a leafy dignity to the northern end of the conservation area and complement the stonework and setting of the buildings that they surround.</p> <p>The yard in which the parish church is set is a prominent area of green open space that is elevated above the level of Burley Lane and affords good long distance views out of the conservation area and along the Wharfe valley.</p> <p>There are a number of smaller hard-surfaced areas, including the car parks alongside the two public houses, the Malt Shovel and the Menston Arms. At present these spaces are underused and would benefit from improved landscaping and surfacing.</p>	<p>13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p>14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>
<p>Streetscape and Permeability</p> 	<p>Main Street is the principal route across the conservation area and though the street has been resurfaced its course appears to have altered very little over the last 300 years. Burley Lane and Derry Hill lead out of the conservation area to the north and south respectively and are closely lined with dwellings. Many of the buildings are surrounded by stone boundary walls, which help define the line of the street and complement the stone of the buildings. A number of small footpaths and snickets dissect the area, offering a choice of routes across to local residents and access to properties set back from the building line.</p>	<p>(see 8)</p>
<p>Activity</p> 	<p>There is a good mix of residential, ecclesiastical and commercial properties within the conservation area. The shops at the crossroads on Main Street appear well used. Most have retained a traditional style of timber shop front that adds to the character and interest of the area. The ecclesiastical buildings and the public houses create a different level of activity that is equally important in maintaining the diversity and character of the area.</p>	<p>15. There should be a presumption in favour of retaining retail and commercial functions along Main Street in order to preserve and enhance its bustling character.</p>

11. Preservation and Enhancement Proposals

Conservation areas are relatively complicated spaces in which many different elements combine to create an area of distinctive character. Over time areas and buildings evolve and change in order to meet different requirements. This can sometimes result in the occurrence of less than sympathetic alterations to buildings and spaces that can undermine the special character or distinctiveness of the place.

In order to ensure that the value of the place is preserved, both as a historic environment and a pleasant place in which to live and work, it is important that the elements that contribute to its sense of place and special character are protected from inappropriate alteration. In order to achieve this the designation of a conservation area brings with it some legislative controls and these are complemented by further policies included within the Council's Unitary Development Plan. The intent of these policies and controls is not to stifle change or to attempt to preserve a place in aspic, unable to move forward or meet modern day demands but to ensure that change and new developments preserves or enhances the character and appearance of the place.

The purpose of this document is to identify what is special within the Menston conservation area. The assessment also highlights areas that could be improved or enhanced. The following chapter will identify areas of proposed change to the boundary of the conservation area as well as a number of enhancement proposals that could enhance areas and buildings that currently do not contribute to the character of Menston.

11.1 Preservation of the Character and Appearance of the Menston Conservation Area

As mentioned previously, the City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and policies set in the Unitary Development Plan to control inappropriate change in the conservation area. However, the following basic principals (based upon advice set out in PPG15 – Planning and the Historic Environment) will be applied:

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

The Department of Culture, Media and Sport is responsible for the listing of historic buildings that are of special architectural or historic interest. Listed Building Consent is required from the local authority (in this instance the City of Bradford Metropolitan District Council) for any works that affect the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings and the controls that apply to them is available from the local Planning Office. The listing descriptions for buildings contained within the Menston conservation area are including in Appendix 2 of this document.

There are many other buildings and structures within the Menston conservation area that, although not listed, contribute much to the character, streetscape and historic interest of the area. The traditional form of these buildings and the retention of original details, such as timber windows and doors all adds to the value and quality of these buildings and the conservation area. Other important features include natural roofing materials, such as stone or blue slate, boundary walls and chimneystacks. It is to the credit of the property owners that many of these have been maintained and later alterations have been undertaken in a sympathetic manner. Generally many of the minor changes that can detrimentally affect the character of an area can be made to dwellings without the need for planning permission and therefore is beyond the control of the local authority.

11.2 New Development in the Menston Conservation Area

Where new development in a conservation area or affecting its setting is proposed it is important that that development utilises the very best in principals of design and materials used in construction. The basic principle in relation to new development in a conservation area is that it should preserve or enhance the character and appearance of the area. However, in order to achieve the successful juxtaposition of old and new buildings in an historic environment it is important that proposed development should take full account of the character and appearance of the place and use the guidance set out in this document and that within the Menston Village Design Statement as a starting point.

Good design does not necessarily mean blindly replicating what is already there nor that an assortment of 'historic' features and details should be 'tacked on' to new buildings. It is very important that scope be given to the inclusion of architectural invention and initiative as this can provide distinctive buildings that show an evolution of architectural history. New development should, regardless of building type or proposed use, reflect the proportions, scale and massing of the existing buildings in the conservation area.

The Commission for Architecture and the Built Environment (CABE) and English Heritage published a document in 2001 entitled 'Building in Context: New Development in Historic Areas'. This sets down some useful guidelines as to what

constitutes good modern design in conservation areas and the following basic principles apply:

- New development should relate to the geography and history of the place and the lie of the land. This should all be based on a careful evaluation of the site. In the Menston the location of much of the conservation area within a 'bowl' surrounded by rising land to the south, east and west means that buildings, by virtue of their height and form, are an important factor in the formation of views and vistas in and out of a conservation area. This should be taken into account when proposing new development.
- New buildings and extensions to existing buildings should be located within the site in a similar way to the general form and pattern of buildings in the surrounding area. In some parts of the Menston conservation area this could mean an irregular and organic layout or in others a more grid-like, planned format.
- Important views and vistas should be preserved. Key buildings should be kept visible and spaces between buildings maintained where they allow important visual linkages across the settlement.
- The scale and proportions of neighbouring buildings should be fully considered and respected. It is important that new development should not be inconspicuous by ignoring the scale and physical relationships of the buildings around it.
- Materials and building techniques should be of the highest quality possible.
- New buildings should not intrude upon areas of open space that have been identified as contributing to the character and interest of the conservation area.

Shop Front Design

Fully detailed design guidance for shop fronts and signage in the Menston conservation area will be produced, however the general principles of good design in relation to retail frontages are as follows:

- Where possible, new shop fronts should be based on historical evidence of original details or if there are none remaining, an assessment of typical detailing for a building of its age.

- The use of timber for pilasters and either timber or stone for stall risers beneath the shop window. Tiled or plastic stall risers and pilasters are inappropriate and visually detrimental to the streetscape.
- Where possible, retain all existing traditional detailing to the window frames and doors and maintain original window patterns.
- Existing door recesses should be retained, where these are traditional.
- Signage should be timber and painted. Hanging signs are usually acceptable where they utilise the above materials and are of an appropriate size. Internally lit or flashing signs are overly dominant and detrimental to the character of the building and the streetscene. Externally lit signs may be appropriate in some circumstances but lighting and fascia signage should not intrude upon the streetscene or dominate the frontage of the building.
- Care should be taken with the incorporation of security measures. Shutters will generally only be permitted inside the display window. There is a presumption against solid roller shutters as they create a 'dead' frontage that lacks visual attractiveness and has a negative impact on the character of the building and conservation area.

11.3 Conservation Area Boundary

The conservation area boundary has been tightly drawn to encapsulate, as far as possible, only buildings and spaces of merit or historical interest. The result is a boundary that includes the crossroads between Main Street, Burley Lane and Derry Hill and the best examples of the 18th and 19th century buildings that are located around this area. Fairfax Hall and the 19th century ecclesiastical buildings have also been included in the boundary.

Following on from the period of public consultation and the conservation area workshop, several suggestions for inclusions to the proposed boundary were put forward. These were suggestions were fully considered and after further survey work the following conclusions were reached:

- **Area of artisan housing around Dick's Garth Road, Walker Road and the southern end of Derry Hill**

This area includes housing principally built around the end of the 19th century, it contains a mix of terraced and back-to-back stone built houses interspaced with the occasional 20th century infill development. The earlier houses were probably built to house the mill workers and stand as evidence of this period in Menston's historical development.

The houses mostly front directly onto the street, though some are set back a short distance behind stone walls. Sadly, most of the houses have lost their original window and door details and have been extensively altered to incorporate extensions and modern dormer windows. The terrace of older housing along the eastern side of Derry Hill has suffered the same alterations and a variety of extensions and boundary wall treatments are apparent.

The loss of details such as these detrimentally affects the historical interest and visual unity of the buildings and for this reason it is deemed inappropriate to include the area within the conservation area boundary. However, it is recommended that a review of the area be undertaken in five years time to ascertain the commitment from local residents towards reinstating local traditional details, thus strengthening the character of the area. Advice on how this could be achieved may be included within the Village Design Statement and guidance will be produced by the Council to aid property-owners in choosing appropriate details for their buildings.

- **Houses to the north of the conservation area along Burley Lane as far as Westbourne Drive**

Along the eastern side of Burley Lane are a number of attractive detached and semi-detached houses that were built during the first three decades of the 20th century. These large houses are constructed from a combination of materials, such as stone, brick and render and display some features, such as red tile roofs that are typical of the Arts and Crafts era. It has been deemed inappropriate to include this area of housing within the conservation area as the scale, detailing and character of the dwellings are so very different to the

vernacular and Victorian buildings that are predominant in the conservation area.

- **Moorfield Avenue, Grange Avenue and Moorview Croft/Fairfax Club**

The residential streets of Moorfield Avenue and Grange Avenue are comprised of mainly semi-detached housing set around a cul-de-sac. The housing dates to the 1960's and the are built from render and brick to a style typical of their age. Moorcroft View is a more modern residential development and Fairfax Club a poor quality building probably constructed during the 1960s/70s. As such, these areas are considered to be inappropriate for inclusion within the conservation area boundary as they lack the special architectural or historic interest necessary and do not contribute towards the special character of the area.

- **Grange Farm and Hagwood Farm**

These historic farm developments are located some distance to the west of the conservation area boundary. The main farm buildings are Grade II listed buildings and therefore the buildings within the curtilage and their setting are protected from inappropriate change and development by specific legislation and planning policy. It is therefore considered to be inappropriate to include these areas within the conservation area boundary.

- **Mount Pleasant and Moor Lane**

This area contains a number of pleasant residential properties to the west of the original core of the village and includes a small area of parkland and some late 18th century cottages known as Mount Pleasant. This area has been separated from the older sections of the village by an area of 1960's residential development. Many of the dwellings have lost their original features and some new development is evident in and around the older buildings. It is therefore deemed inappropriate to include this area in the conservation area boundary.

- **The Old Chapel, Main Street**

The former Methodist school building on Main Street was built in 1831 and was the first public school to be established in Menston. The

building is now in commercial/residential use and though it retains much character as an individual building, its setting has been compromised by the addition of the modern building that has been constructed within its curtilage. As such this building has been isolated from the older core of the village by mid-20th century residential developments and the sense of place at this point is weak. For these reasons it has been deemed inappropriate to include the building within the conservation area.

- **Include the Garage to the rear of no. 17 Craven Park**

The garage to the north of no. 17 Craven Park (the former barn to Fairfax Hall) belongs to the dwelling. It is built of stone with a stone slate roof and of traditional appearance. It is considered to be appropriate to include this garage as conservation area boundaries need to be logical and should not divide property ownerships.

11.4 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the village and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. As part of the consultation with members of the public, local residents were asked whether to prioritise the enhancement proposals in order of personal importance. All of those who responded felt that the proposals were important and overall, were prioritised in the following order:

- **Retention of Original Features.** In many unlisted buildings traditional timber windows and doors have been replaced with unsympathetic modern alternatives. The resulting appearance is at odds with the character and age of the building and consequently this has harmed the appearance and character of the area on a wider scale. Other features such as natural roofing materials, stone boundary walls and

chimneys also contribute much to the interest of the conservation area. In order to protect these features the Council may consider implementing an Article 4 (2) direction. This would remove some of the permitted development rights available to householders, meaning that planning permission would be required to replace important features and ensuring that sympathetic replacements are used.

- **Environmental Enhancement.** Within the conservation area are a number of open spaces that vary in size and treatment. Two of these spaces are hard-surfaced and used as car parks by patrons of the two public houses, the Malt Shovel and the Menston Arms. The car park to the side of the Menston Arms is located in a particularly prominent location on the corner of Derry Hill and Main Street and would benefit from improved boundary treatment and landscaping. The car park to the rear of the Malt Shovel is less obtrusive however, the deteriorating tarmac surface and rough grass around the edges creates an uncared for feel.

It is important that these spaces make a positive contribution to the conservation area. The use of natural stone boundary walls, landscaping and more sympathetic surface treatment would much improve these spaces.

- **Guidance Notes on the Repair and Maintenance of Historic Buildings.** There are a number of traditional buildings in Menston that are constructed in the local vernacular style. Some of these buildings have unsympathetic replacement features and have undergone well-intentioned but on occasions inappropriate repair. The production of a guidance note on the repair and maintenance of stone buildings, particularly vernacular style properties, of the region would increase awareness of fitting repair techniques.
- **Highway Enhancement.** Around the junction of Main Street, Burley Lane and Derry Hill there is an abundance of street furniture and other paraphernalia that creates a cluttered appearance. There is no co-ordination of styles or materials of the lampposts, bus stops, rubbish and salt bins. The intrusion of a

modern telephone kiosk further adds to the disorganised scene. It would be beneficial if statutory undertakers, when installing their commodities could use consideration in regard to the location and sensitive nature of the streetscape.

Nearly all of the original stone setts and flags that once surfaced the highways and pavements have been removed and replaced with tarmac. Though it would be extremely difficult to reinstate large areas of stone surfacing it would be desirable if certain features, such as stone kerbs to the pavement edge, could be reinstated as this would help maintain Menston's sense of place and distinctiveness.

- **Design Guidance for Commercial Properties.** There are a number of retail properties within the conservation area. Some have maintained attractive and appropriate styles of shop fronts and signage that are in keeping with the age and style of the building. However, others would benefit from a more fitting and appropriate style of signage and the production of design guidance pertaining to this matter would be very useful. Shop frontages should be constructed in timber, using timber or natural stone stall risers and retaining all existing detailing to frames and doors where possible.

12. Glossary

Architrave: The lowest part of the entablature. The term is also commonly used to describe a moulded surround to any opening, but is usually applied to a door or window opening.

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

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

Copingstone: Top course of a wall that is designed to prevent water penetrating into the core of the wall. Copes are often shaped i.e. half - round or saddle - backed, and can frequently be quite decorative.

Cornice: In Classic Architecture the top, projecting, horizontal division of the beam between two columns.

Dentil course: Rectangular projecting blocks (dentils), tightly spaced like teeth, usually below cornices or the roofline of a building.

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

Hammer-dressed: Stonework that has been hammered to a projecting rock-faced finish.

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

Impost: Projection marking the point from which the arch springs from its support.

Jamb: The vertical sides of a door or window.

Keystone: The large and sometimes decorated stone at the centre of an arch.

Kneeler: The sloping tabling that caps a gable and projects over the wall head. It is usually moulded or carved.

Light: The framed part of a widow opening.

Mullion: Upright member dividing the lights of a window.

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

Pilaster: The flat version of a column, consisting of a slim rectangle projecting from a wall

Quoin: Stones larger or better shaped, than those of which a wall is composed, used to form the corners of walls or door and window openings. Laid in an arrangement of headers and stretchers on alternate courses, this gives strength to the build, and allows the face work of the walling to tooth into the corner.

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

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

Sill band: A continuous band of usually projecting stone around the face of a building, also known as a string course.

Segmental: An arch whose profile constitutes a segment of a circle.

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

Trefoil: An ornamental form that has three lobes or foils

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

12.1 Further Reading

Historical Resources

Brumfitt, Elise (1988) 'Otley and Menston: A Glimpse of the Past'.

Clarke, Martyn (1987) 'Early Menston: Mensinga Lord to Mersington'.

Fletcher, E. M. (1971) 'The Story of the Manor of Menston and its Site from A.D. 971 to A.D. 1971'

Kell, Jack H. (1986) 'Methodism in Menston'

Laurence, Alastair (1991) 'A History of Menston and Hawksworth'

Rigg, Martin (1988) 'Round and About Aireborough: A Glimpse of the Past'

Village Design Group 'Menston Village Design Statement'.

Planning Policy

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

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

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

Contacts

A full copy of the conservation area assessment will be available to view in the Ilkley Planning Office, Menston Library and on the Council's website on:

www.bradford.gov.uk/council/planning/heritage/cons_assess.asp

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Appendix 1:

Map of the Conservation Area

Appendix 2:

**List Descriptions of the Listed Buildings in
and immediately around the Conservation
Area**

**Bleach Mill Lane
Menston LS29 6AN
Haggwood Farm House
7/151
II**

Probably C18. A symmetrical, 2-storey house of squared, dressed stone. Coped gables and kneelers. Stone slab roof. Wide-spaced gutter-blocks. 2 widely spaced windows: 2-light, divided by stone mullions; sashes with glazing bars, but ears. Central doorway. Left-hand extension of similar build with one matching 2-light window above and modern French window below.

**Bleach Mill Lane
Menston LS29 6AN
Smallish barn to north
of Haggwood Farm House
7/150
II**

Probably C18. Coursed rubble. Stone slab roof. Entrance with segmental head on south: also buttress. Left hand door, blocked high-level door. 2 small windows.

**Bleach Mill Lane
Menston LS29 6AN
Small barn to north-west
of Haggwood Farm House
7/149
II**

Probably C18. 2-storeyed. Coursed rubble. Door to upper storey in south end. Small square openings below eaves. Stone slab roof.

**Main Street (North Side)
Menston LS29 6EY
Grange Farm House and The Grange
18.07.49 7/30
II**

Dated 1672. Formerly one substantial farm house, now divided into 2. 2 storeys. Squared, coursed stone. Stone slab roof. Gable copings with small moulded kneelers. Not symmetrical. Central porch with room above projects considerably. Doorway has very flattened pointed arch within moulded rectangular frame. Lintel inscribed RHS 1672, over which continuous ground storey dripmould

breaks upwards. 3-light window with drip mould above, and blind circular window in gable, which is coped, with kneelers. Other windows as follows: to left of porch, above, are: 4-light, 5-light. To right, above are: 5-light, 2-light (roundheaded) and one light sash in slab surrounds (formerly upper door).

To left, below, are: 3-light, modern door, 5-light, and to right, 5-light, modern door, 4-light. Except for sash all windows have chamfered mullions and all above have separate dripmoulds. Modern extension to the left. External chimney to the right, with 2 projecting gargoyles of unknown purpose.

**Main Street (North Side)
Menston LS29 6JR
Barn to the north of Menston Old Hall
Now 17 Craven Park
18.07.49 7/29A
II**

C17. Rubble. Stone slab roof. Lying behind house. An oblong aisled building, with accretions and modifications.

**Main Street (South Side)
Menston LS29 6LL
No 30
9/141
GV II**

Probably C18 but much modified. 2 storeys. Coursed, dressed stone. 3 modern windows the bottom right-hand one being larger than the others. Central doorway. Renewed or modern door case, moulded, with steep plain pediment. Modern door. Moulded gutter brackets. Stone slab roof. Gable chimneys with moulded cornices.

No 30, the Malt Shovel Public House, the Outbuildings abutting the Malt Shovel Public House to the East and Nos 34 to 40 (even) form a group, being an un-interrupted series of buildings along the south side of Main Street.

Main Street (South Side)
Menston LS29 6LL
The Malt Shovel Public House
9/142
GV II

Probably early C19. Coursed rubble. 2 storeys. Stone slab roof. 3 unevenly spaced windows with projecting slab surrounds (glazing renewed). Central doorway has moulded door case with pilasters and straight hood. Moulded gutter-blocks.

Main Street (South Side)
Menston LS29 6LL
Outbuildings abutting the Malt Shovel Public House
to the east
9/143
GV II

Probably contemporary with the Malt Shovel and forming a single range with it, under the same roof. 2 storeys. Rubble, mainly coursed. Stone slab roof. Central carriage entrance with flat lintel on both sides.

North front: a sash window, with glazing bars, each end; doors beneath these (the left-hand one of 6 panels); also, on the ground floor, window either side of left-hand door.

Main Street (South Side)
Menston LS29 6LL
No 34
9/144
GV II

C18. 3 storeys. Dressed coursed stone. A 3-light bay window, probably added later, with sash windows and stone slab surrounds. Paired wooden brackets to wooden moulded eaves. Stone slab roof. Left-hand door. Sill band on each storey. Left side abuts No 36; free-standing on right.

Main Street (South Side)
Menston LS29 6LL
No 36

9/145
GV II

Probably C18. 2 storeys. Rubble, mainly coursed. 2 widely spaced sash windows (the right-hand

lower window enlarged). Central door. Stone slab roof. Abuts No 34 on right (with overlap), but has a gap to No 38. Left-hand end is of random rubble.

Main Street (South Side)
Menston LS29 6LL
No 38
9/146
GV II

Probably C18. 2 storeys. Coursed, dressed stone. Gable chimneys. Stone slab roof. 2 wide-spaced (altered) windows. Ground floor openings altered. Door in porch which projects to the right of the house, on free-standing side. Abuts No 40 on left.

Main Street (South Side)
Menston LS29 6LL
No 40
9/147
GV II

Probably circa 1800. L-shaped, abutting No 38 on right but with longer main frontage on left at right-angles to road. 2 storeys, but taller than No 38. Coursed rubble, roughly squared. Steep-pitched slate roof, hipped at corner. Main front: 3 (altered) windows, the middle one narrower. Central doorway with keystone and fanlight. Small paired gutter brackets. Ridge chimneys.

Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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

Legislation to Protect the Character and Appearance of Conservation Areas

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

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

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

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

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has published the revised deposit of the 'Replacement Unitary Development Plan', which will ultimately follow the public enquiry and subsequent amendments, form the basis of decision making on planning applications in the district. The adopted *Unitary Development Plan* has only two policies relating to conservation areas:

Policy EN23

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

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

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

Policy EN24

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

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

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

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

development setting and historic value of the conservation area.

Policy BH8: Shop fronts in conservation areas

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

Policy BH9: Demolition within a conservation area

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

Policy BH10: Open spaces within or adjacent to conservation areas

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

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

Policy BH11: Space about buildings

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

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

Policy BH12: Conservation area environment

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

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

Policy BH13: Advertisements in conservation areas

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

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

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

Adopted Unitary Development Plan

Policy EN20: Alterations to Listed Buildings

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

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

Policy EN21: Setting of Listed Buildings

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

Policy EN22: Listed Agricultural Buildings

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

Revised Deposit Replacement Unitary Development Plan

Policy BH1: Change of Use of Listed Buildings

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

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

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

Policy BH2: Demolition of a Listed Building

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

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

Policy BH3: Archaeology Recording of Listed Buildings

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

Policy BH4: Conversion and Alteration of Listed Buildings

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

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

Policy BH5: Shop Front Policy For Listed Buildings

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

Policy BH6: Display of Advertisements on Listed Buildings

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

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

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