



Conservation Area Appraisal

Queensbury



This appraisal reviews the Queensbury Conservation Area Assessment, which was appraised in 2002. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Queensbury Conservation Area will be undertaken by January 2011.

July 2006

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

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

What is a Conservation Area?

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

Queensbury Conservation Area was originally designated in 1981. A review of the boundaries of Queensbury Conservation Area was undertaken in 2002 as part of the district wide assessment of all the conservation areas in City of Bradford MDC. Local residents were consulted about the assessment and a well attended workshop was held in February 2003. The boundary of Queensbury conservation area was amended following consultation and the conservation area redesignated in January 2004.

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

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

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

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

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

Background and Brief History

Queensbury conservation area covers the busy centre of the settlement, following roughly the line of the main routes through the village. The conservation area encompasses the predominately Victorian and industrial heart of the settlement.

1740

The settlement of Queensbury developed after the completion of the turnpike road between Bradford and Halifax in 1740. Present day High Street follows the line of the turnpike road. The village took its name from the Queen's Head, a coaching inn and the first building to be built on High Street.

1845

Holy Trinity church was consecrated in 1845 and was the first step in making Queensbury into its own Parish.

19th century

Within a century the village had established itself as an important

centre with a church, Baptist chapel and Sunday School. Black Dyke mill was built in 1835 as a worsted mill. The Forster family, who founded the mill were responsible for much of the later development of Queensbury, including the construction of Victoria Hall, the Albert Memorial and much of the terraced housing off Sand Beds and High Street.

20th century

The slower rate of change in the conservation area after 1900 has meant that many of the buildings have survived relatively unchanged. Queensbury is considered to be a good example of a Victorian era industrial village.

Holy Trinity Church (Grade II Listed)



Key Characteristics

The following summarises the key elements of the character of Queensbury conservation area:

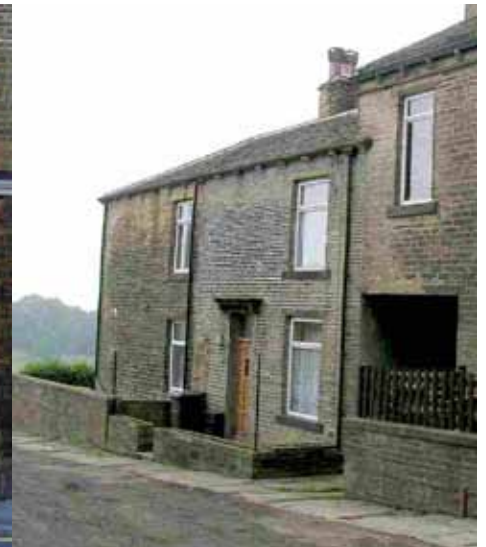
- Excellent example of a well preserved Victorian industrial village.
- Range of buildings reflecting the development of Queensbury.
- Victorian architecture evident on residential, industrial and civic buildings.
- Earlier buildings tend to be more organic and lack uniformity, later Victorian buildings are more regular in their architecture and layout.
- Traditional, natural building materials
- Natural elements such as trees and green spaces complement the fine grain of the buildings
- Strong commercial core surrounded by quieter residential areas
- Historic street pattern, particularly the width and orientation of High Street.

Top right: Victoria hall was built in 1887 to commemorate Queen Victorias Golden Jubilee.

Bottom right: View along Broomfield Street towards the mill chimneys of Black Dyke Mill.

Below: Houses on Campbell Street was built by the Fosters in 1870 to house mill workers.





Summary of Important Features and Details

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

- Natural stone used for elevations and in some cases roofing materials.
- Blue and grey slate used for roofing materials on Victorian and later buildings.
- Traditional timber window frames, doors and guttering.
- Traditional shopfronts.
- Mostly two storey buildings with the exception of civic and industrial buildings that tend to be three or more storeys.
- Stone boundary walls on residential properties away from High Street and Sandbeds.



Top left: Traditional timber shopfront with good detailing.

Middle left: Original Victorian four panel door.

Bottom left: Wooden carved pilaster detail on a shopfront on High Street.

Top right: Typical mid 19th century workers housing with stone roofs, elevations and boundary wall.

Current Condition

AUTHENTICITY 69%

- The level of authenticity is based on an assessment of each property to ascertain the level of retention of original features.
- Features assessed are chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings have all of the above features and the scoring is adjusted to take this into account.
- Only residential properties and retail properties built prior to 1956 are scored.
- 609 properties were assessed for the purpose of the study; this is 93% of all properties within the conservation area.
- There are 13 listed buildings in Queensbury however none were assessed for the purposes of the matrix as these buildings are principally civic or industrial buildings and therefore exempt.

**AUTHENTICITY
69%**

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

Strengths

- Though no longer an industrial village, Queensbury maintains a strong identity and character with a busy commercial core surrounded by quieter residential areas.
- A high quality built and natural environment that is generally well maintained. Most buildings retain a significant number of traditional features and details.
- High Street and Sandbeds both retain a good range of services and shops that help maintain the conservation area's character.
- Historic street pattern that has changed very little in its form, High Street and Sandbeds follow the line of the original turnpike road as does Halifax/Brighouse Road.
- Stone slate and blue/grey slate remain the principle roofing material for buildings with nearly all buildings retaining their original roofing materials. Chimneystacks make a strong contribution to the quality of the roofscape.
- Stone is the principle building material and is used on nearly buildings for elevations and boundary walls. This gives the conservation area a strong sense of identity and cohesion.
- Listed buildings have generally retained a high degree of authenticity.



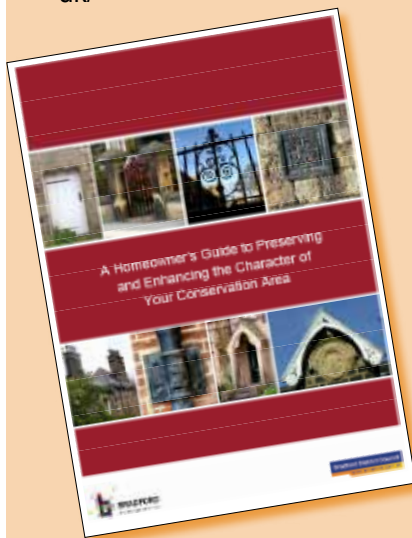
Weaknesses

- Traditional windows and doors make an important contribution to the character and appearance of a building but most have been removed and replaced with less sympathetic alternatives.
- A high proportion of shopfronts have been altered detrimentally and this has impacted on the character of the conservation area.
- A number of insensitive alterations such as stone cleaning, poor pointing, satellite dishes and other forms of clutter are diminishing the quality of the environment.
- There are a small number of vacant or underused buildings. Design and Conservation Team.
- Potential for an Article 4(2) Direction to protect certain features and details to certain buildings in the conservation area, if residents are in favour of doing this.



Opportunities

- Better decision making by stakeholders (property owners, the Planning Service, Highways and the utility companies).
- The **"Repair and Maintenance Guide"** should help property owners make better informed decisions. This document is available on the Council's website at www.bradford.gov.uk/



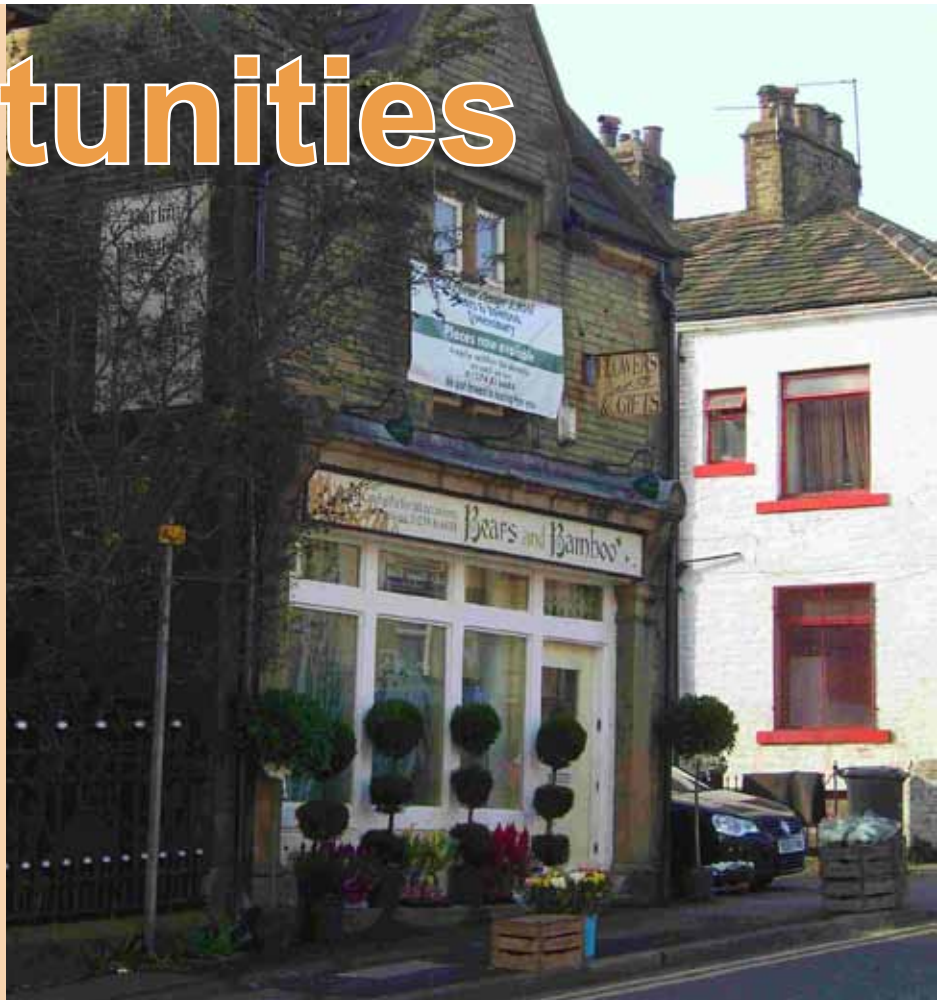
- The **"Shopfront Design Guide Supplementary Planning Document"** will be adopted in 2007. Its use will result in better planning decisions for applications involving shop fronts.
- Use of planning enforcement to address unauthorised works to buildings.
- Bring vacant or underused buildings back into use.

Opposite page top: Sanbeds.

Opposite page bottom: Poorly detailed shopfronts on Sandbeds.

Top: Well detailed and maintained shopfront on High Street.

Bottom: Coach House on Sandbeds, currently vacant.



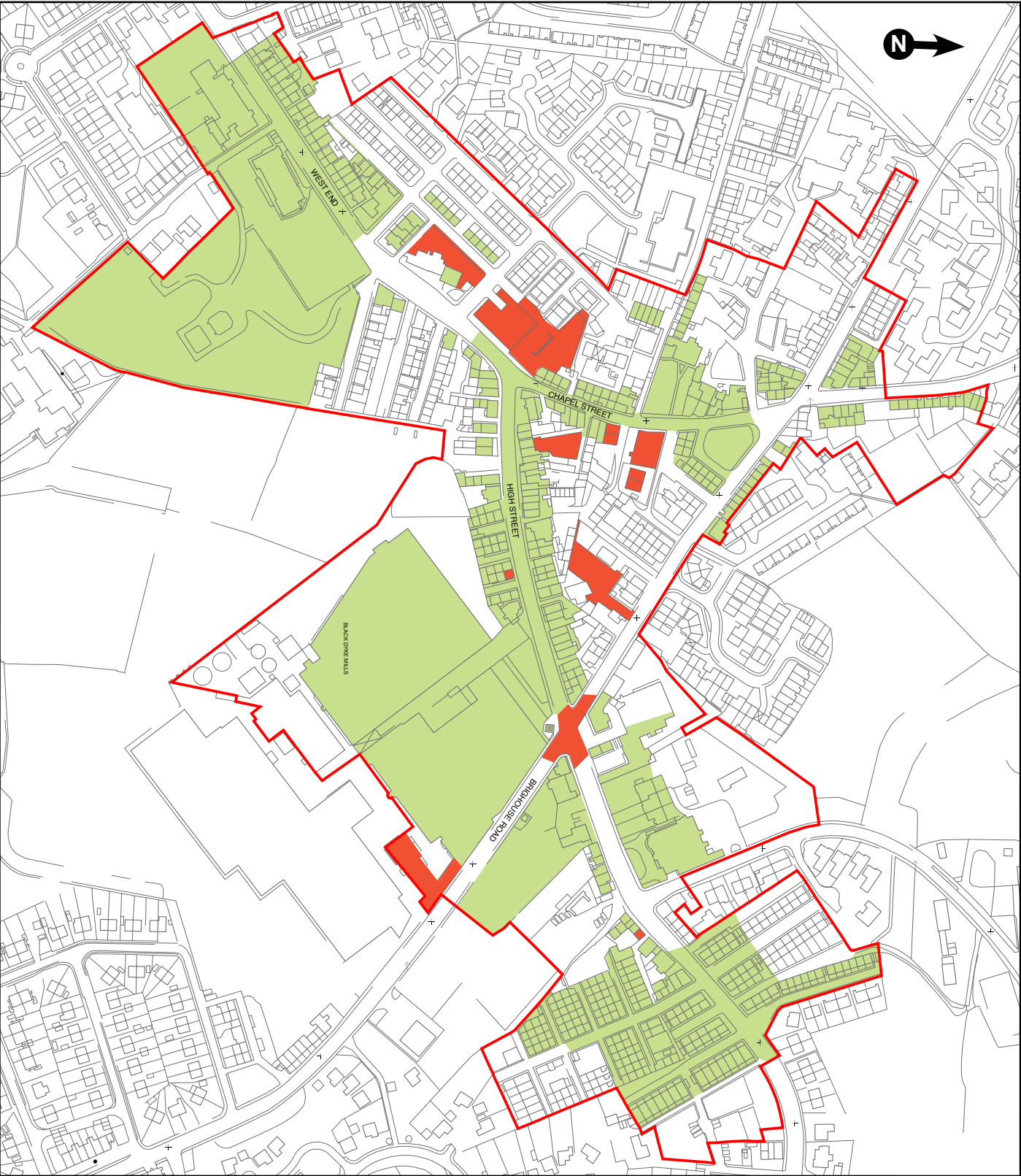
Threats

- Incremental loss of traditional features and details from buildings in the conservation area.
- Loss of character to traditional streetscapes through intrusive highways works and excessive signage.
- Uninformed decision making that detracts from the special character of the conservation area.
- Deterioration of historic fabric and threat of vandalism on underused and empty buildings.



Queensbury Conservation Area

Character Contributions



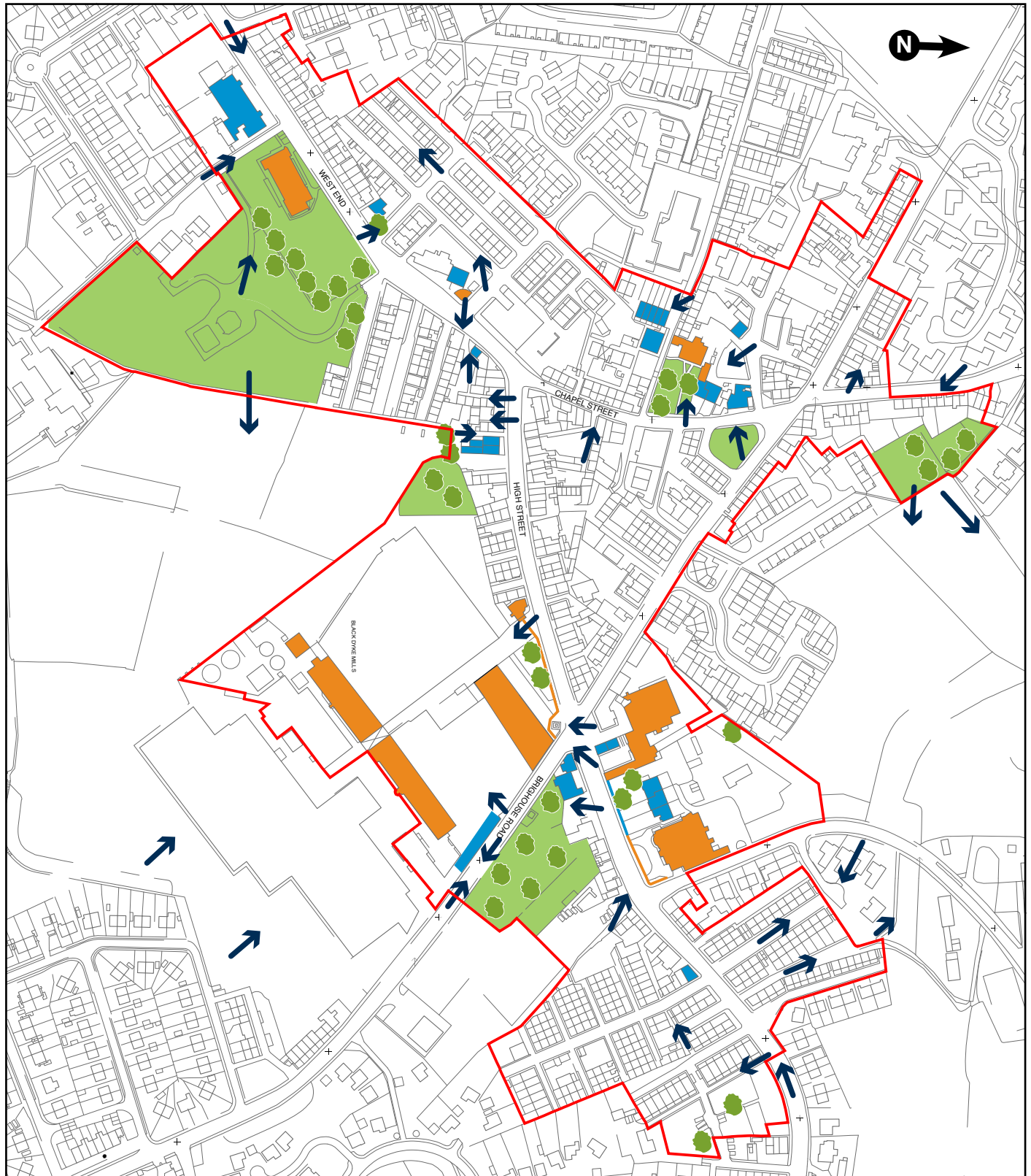
Key

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







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

Queensbury Conservation Area

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



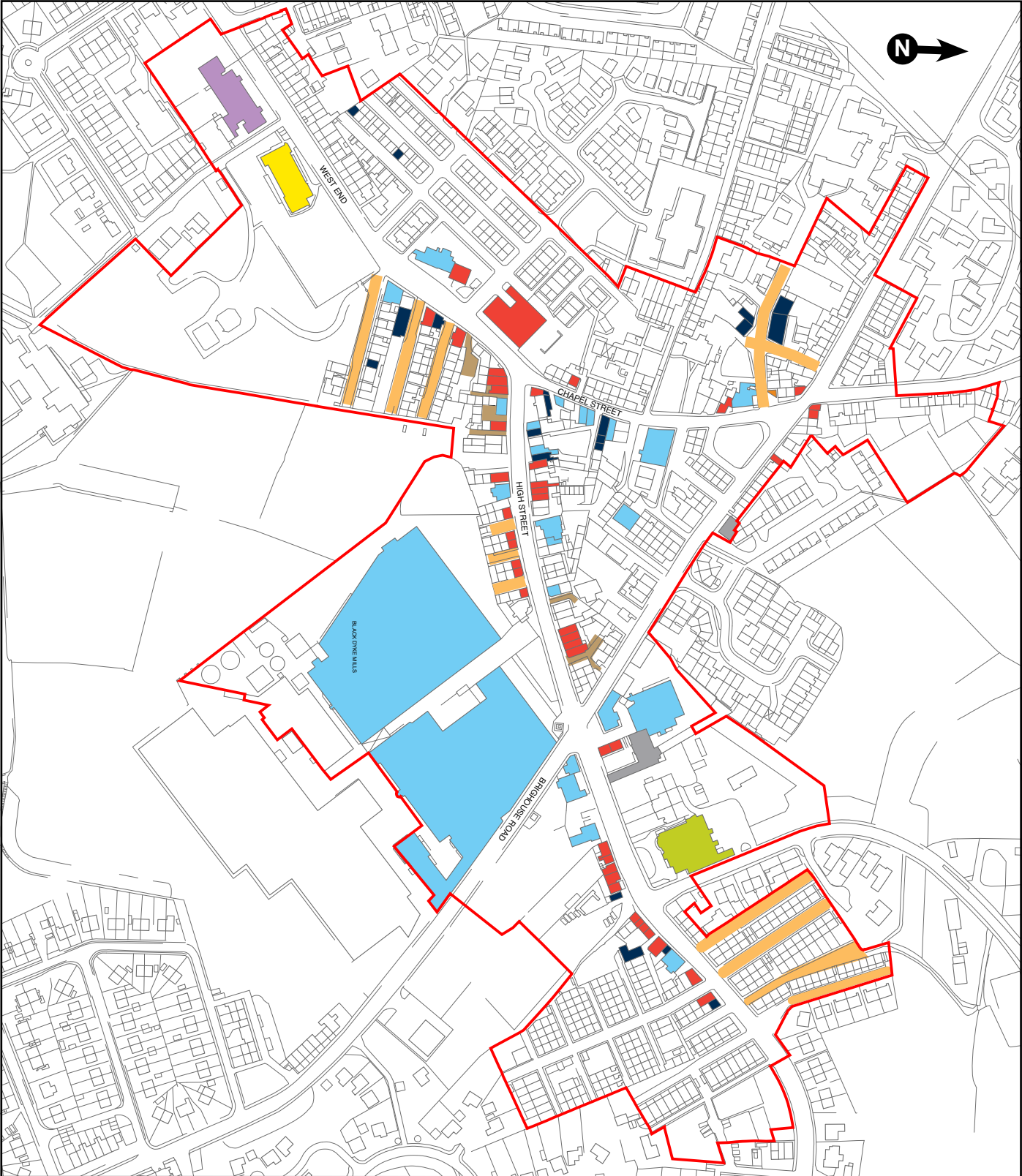
Key

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

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

Queensbury Conservation Area

Land Use and Highway Materials



Key

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

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

Changes affecting the Conservation Area

New Development



Planning permission was given in 2003 for the construction of 46 houses on land previously owned by the Water Board, just beyond the boundary of the conservation area. This development affects the setting of the conservation and though the houses are fairly conventional in their design they do not have a detrimental impact.

NEUTRAL

The **former dance hall and attached dwellings on Nelson Street** have approval for conversion into apartments. The scheme is currently part way through implementation and the scheme has the potential to be positive, bringing an unused building back into use. It is too early to assess the impact of this scheme.



Permission has been granted for the residential development of land to the south of Sandbeds. The scheme involves the conversion of an existing building and construction of a three storey block of apartments. Work has not yet begun.



Permission was granted at **39 Chapel Street** for the construction of a new dwelling house. Though the materials are acceptable the detailing of the roofscape, windows and doors are inappropriate.

NEGATIVE

Lesson: Design, details and materials should be of the highest quality when development is proposed in the conservation area.

The addition of external lighting and a disabled access ramp to the side of **Natwest bank on High Street** has been given consent. The alterations have been minimal and the impact on the conservation area neutral.

NEUTRAL



Permission has been granted for three terraced houses on **land at Nelson Street**. Work has commenced on these dwellings but it is too early to assess their impact on the conservation area.



The **Stags Head Inn** was granted permission in 2004 for the installation of new signage and external lighting. The signage is mostly on the side of the building and is appropriate in terms of style and appearance.

NEUTRAL

Buildings

The following buildings are vacant at present:

- 26 Briggs Street
- 21 Broomfield Street
- 1-3 Cambridge Place
- 57 High Street
- 76 High Street
- 82 High Street
- 84a High Street
- 2 Lyon Street
- 2 Mount Pleasant Street
- 13 and 13a Nelson Street
- 18 Nelson Street and former dance school
- 20a Sandbeds
- 34 Sandbeds
- Carriagehouse, Sandbeds
- Warehouse, Wellington Road

CONCERN

Trees and Open Space

There has been no significant loss of open space or trees within the conservation area.



Works to Highways

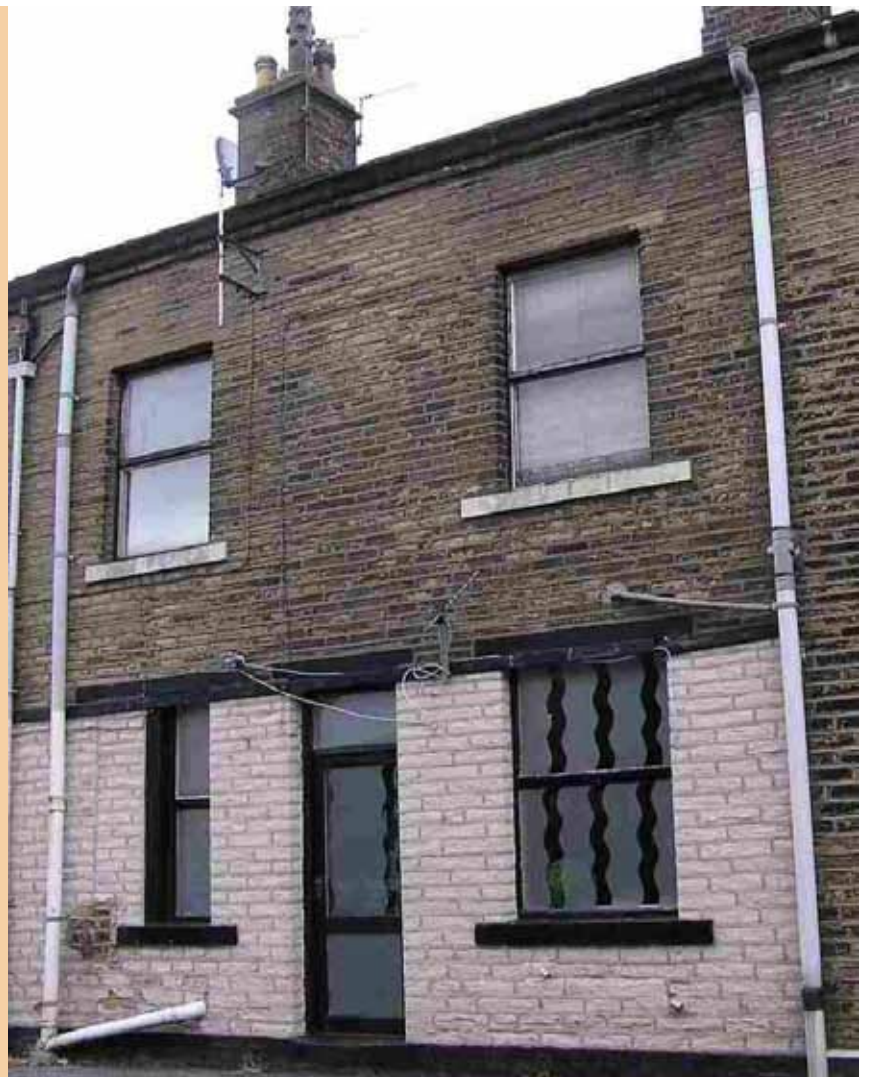
There do not appear to have been any additional works to the highways above and beyond general maintenance since the last assessment.

Boundary

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

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

Whilst none are considered to be major detractors or have had a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate fascia signage, poorly detailed shopfronts and unauthorised windows on listed buildings. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on repair and maintenance of historic properties will be made available.



Negative Impacts



Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2006 - 2012
2	Improved communication between Council officers and key external partners with an interest in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Queensbury	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As resources permit
4	Retain the traditional scale, proportion and character of the shopping/business areas in Queensbury	<ul style="list-style-type: none"> • Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007. • Planning policy 	Publish in 2007 and review periodically
5	Preserve and enhance features and details that contribute to the character of Queensbury.	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007. 	Publish in 2007 and review periodically
6	Retain the commercial activity and ensure all investment is contributing to the character of the conservation area and its activities.	<ul style="list-style-type: none"> • Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council. 	Continual
7	Reduce advert hoardings that detract from the quality of the environment	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team, Development Control and Planning Enforcement Team 	Continual
8	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance notes on appropriate sympathetic design to suit the character of the conservation area. • Publish design briefs where appropriate 	2006 - 2012 as resources permit
9	Monitor planning applications	<ul style="list-style-type: none"> • Design and Conservation Team to work more efficiently within the wider planning service. 	Continual
10	Address unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
11	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
12	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	<ul style="list-style-type: none"> • Design and Conservation Team to review Queensbury Conservation Area every five years in line with Best value indicator 219a 	Review by July 2011

