

March 2004

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# Amendments

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Amendments to the text of this document were agreed by Shipley Area Committee on 21 November 2007 in the interests of accuracy and ensuring the document remains a useful planning tool.

The amendments relate to key open spaces within the conservation area and affect the text of pages 31 and 50 of this document. The rest of the document is unaffected by these amendments.

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# Acknowledgements

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We would like to thank:

West Yorkshire Archaeology Service (WYAS) for providing historical and architectural information on Wilsden.

Everyone who attended the workshop at St Matthew's Church, Wilsden, 18<sup>th</sup> September 2003 or who sent their comments about the draft Wilsden Conservation Area Assessment by post.

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# 1. Introduction

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## 1.1 What does Conservation Area Designation mean?

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

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

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A draft Conservation Area Assessment for Wilsden was placed on deposit for consultation in July 2003 and a summary of the draft document, map of the proposed boundary, comments sheet and invitation to a public workshop was distributed to all addresses within and local to the Conservation Area. This final Conservation Area Assessment document has been compiled following the public workshop held on the 18<sup>th</sup> September 2003 at St Matthew's Church, Wilsden. Policies and proposals have been redrafted and prioritised in light of public opinion and support. The proposed conservation area boundary put forward in the draft document has also been reassessed in order to properly consider changes suggested by the public.

The assessment should be read in conjunction with 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 Wilsden Conservation Area

Wilsden Conservation Area was originally designated in 1977. It covers the historic core of the village, following a linear pattern along Main Street, the main thoroughfare, with Wilsden Hill a separate cluster of buildings. Agriculture was the main function of the village and several farm buildings predating the nineteenth century survive. The consequent shift in activity from farming to the production of cloth is evident with warehouses on some farms, small folds and short rows of cottages built to house weavers spinners and combers who worked in mills built at the beginning of the nineteenth century, such as Well House Mill and Providence Mill. The industrialisation and expansion of Wilsden was truncated by a shortage of coal locally. The lack of change to the conservation area since Victorian times means it is easily understood as an agricultural village in the early stages of industrial growth.



*The northern end of Wilsden as seen from Norr.*

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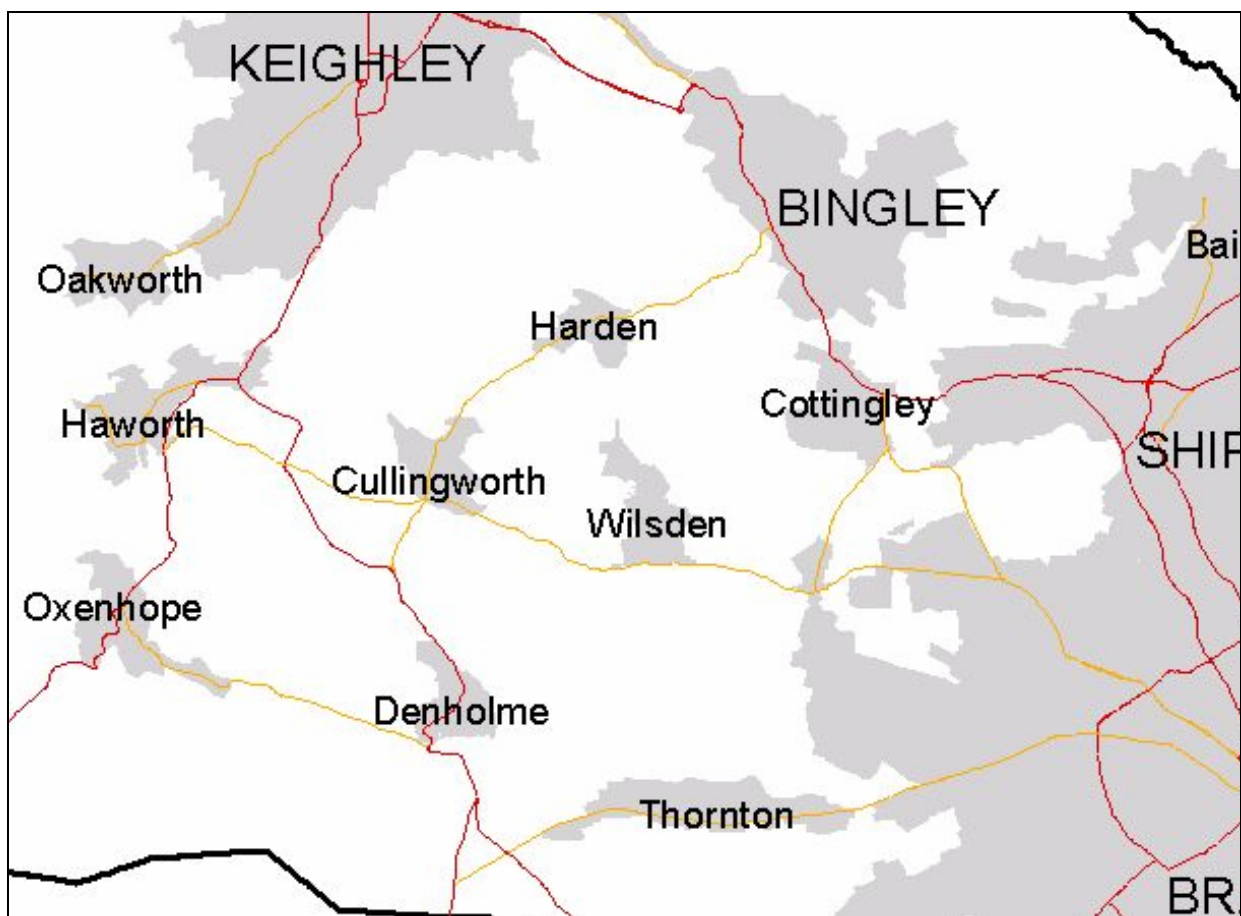
## 2. Location and Population

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Wilsden is built parallel to the western bank of Wilsden Beck, which flows into the River Aire at Bingley via Harden Beck. The slope of the land within the conservation area from south to north is overshadowed by the valley sides, with the descent from Wilsden Hill particularly steep. Wilsden is seven miles to the northwest of Bradford and two miles to the southwest of Bingley. At the time of the 2001 census the population of Wilsden Conservation Area stood at 802. Its population structure is generally older than that of Bradford as a whole as 27.8% of the population is aged under 25, compared

with the district average of 36.9%. The population of Wilsden is mainly white (98.5%) with a small ethnic minority. Wilsden Conservation Area is one of the district's more prosperous areas with higher levels of economic activity, employment, car ownership and home ownership than the district average.

The Census profile of Wilsden Conservation Area is representative of the entire village of Wilsden, which at the time of the census, had a population of 3,663.







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## 3. Origin and Historic Development

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### *Summary of Origin and Historic Development*

The historic significance of the area can be judged by the extent of the survival of element that testify to past ways of life in the village, such as the street pattern, built form and detail. The quality of what has survived naturally has a bearing on its level of interest. The following summarise the factors that make Wilsden Conservation Area of historical interest:

- The area has been owned by several feudal landlords including, between 1316 and 1539, the Abbot of Byland who leased the land to peasant farmers. This set the pattern of development and rights of way. The enclosure of Wilsden in 1584 allowed Yeomen farmers to accrue greater income and a small number of farmhouses and farm buildings from the seventeenth century can still be found within the conservation area. Such structures are rare, particularly within built-up locations. The survival of other farmhouses and agricultural buildings from the eighteenth and early nineteenth century, though less rare, are further evidence of the original agrarian character of the village.
- The progression from agriculture to the manufacture of worsted cloth is evident throughout the conservation area. Many farms incorporated textile warehouses while the short rows and folds of cottages housed weavers, spinners and wool combers who worked for the clothier-farmers at home and later at the mills built in the early nineteenth century by the farmer-clothiers.
- The exhaustion of local coal supplies meant there was very little industrial and related development after about 1850. This has meant that many of the small-scale industrial buildings mill owner's housing, cottage developments and institutional buildings avoided redevelopment, unlike many other villages, towns and cities in the region, which continued to expand until the early twentieth century due to their continued industrialisation. This gives

the area a completeness of form which reflects Wilsden's unique history.

- The village has changed little since early Victorian times and, despite the demolition of two of the eight mills in the village and the loss of some religious buildings, most notably the original St Matthews Church, Wilsden remains industrial and independent in character.

The survival of buildings from a range of times and functions means that the conservation area can be understood as a series of snapshots charting the role and development of Wilsden, which could be seen as a microcosm for the region as a whole. Wilsden Hill is an isolated unchanged cluster of agricultural buildings dating from before 1818 arranged in a pattern dating from centuries earlier. Descending to Main Street from Wilsden Hill, the small mills with nearby rows and folds of cottages are evocative of the village's early industrialisation while Prospect Mill and the rows of back to back cottages are a textbook example of the industrial development which superseded the style and scale of development found at the north end of the conservation area and is found across the region.

The name Wilsden is thought to derive from the Saxon personal name 'Wilsige' and the word 'dene' meaning valley. 'Wilsedene' is recorded in the Domesday survey of 1086, though its origins and activity before this time are unknown. Ling Bob took its name from the heather moorland or bob surrounding it. In 1086 'Wilsedene' was owned by a Saxon called Gamalbarn, but shortly afterwards the land somehow fell into the ownership of Ilbert de Lacy, a baron who owned the adjacent Thornton Manor. de Lacy merged his holdings at Wilsden and Allerton and annexed them to the Thornton family in exchange for rents and feudal rights. In 1288 Roger de Thornton granted all of his land at Wilsden to the Abbot of Byland, while Kirkstall Abbey owned land as close as Norr. From this time until the dissolution of the monasteries in 1536-9, nothing remains and little is known beyond the Abbot of Byland being made lord of the manor in 1316. It is therefore likely that during this time Wilsden was occupied by peasant farmers who

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cultivated land on behalf of the manor. Hansen (2001) estimated that in 1379 the population of Allerton with Wilsden was about 150 people living in 30 or so dwellings and that the Black Death led to a shortage of peasant farmers, so the monastery allocated more land to each family, leading to fewer, but bigger farms and a greater income for the tenants. The medieval village had consisted of a few farmsteads and a cluster of farms at Wilsden Hill. Surnames such as de Hill and del Hill appear in records dating from the mid to late 14<sup>th</sup> century.

Following the dissolution of the monasteries in 1536-9, the lands of Byland Abbey were acquired by the Tempest family of Bolling Hall who established the Denholme Deer Park covering Denholme, Manywells Hewenden and Hallas. It was not until 1584 with the enclosure of Denholme Deer Park that nearby Wilsden was enclosed and divided. Robert Tempest empowered eleven freeholders, no doubt prosperous descendants of the few peasant farmers whose holdings increased as a result of the Black Death, to enclose and divide some of the moors and wastes at what is now Norr, Crack Lane, lower Main Street, Wilsden Hill and Manywells. In 1673 Sir Richard Tempest sold Allerton with Wilsden to Henry Marsden of Gisburn who granted the enclosure of more land covering Harrop, Wilsden Bents and the rest of Wilsden Lee to 35 freeholders, creating a 'second generation' of farmsteads scattered in and around Wilsden, Wilsden Hill and Ling Bob. Farms were often to be found in clustered groups as the fields belonging to each farm were scattered rather than consolidated. Surviving farms from the late seventeenth century include **Lee Farm** on Main Street (established in 1668), the **Manor House Farm**, Main Street (dated 1684) and **Norr Fold Farm** (dated 1679) on the site of an earlier house dating from 1624. **Spring Hill House** is the only remnant of Spring Hill Farm. The present building was rebuilt in 1782. Hansen (2001) estimated that by 1700 there were probably about 6 farmsteads on Wilsden Hill, 5 at Wilsden Lee, 3 at Norr and 2 at Ling Bob.

The limited income provided by agriculture meant that many occupants of the farmsteads supplemented their income with domestic spinning, weaving and combing. Outside of the conservation area, the **Dye House** was established as early as 1620 and deeds from the early seventeenth century refer to some Wilsden landowners as clothiers. Over the course of the century the increased profitability of cloth production meant it became the area's main industry. Those yeomen farmers who had large holdings sold or leased land to others, so that they could concentrate on weaving, combing, dyeing, tanning, quarrying or

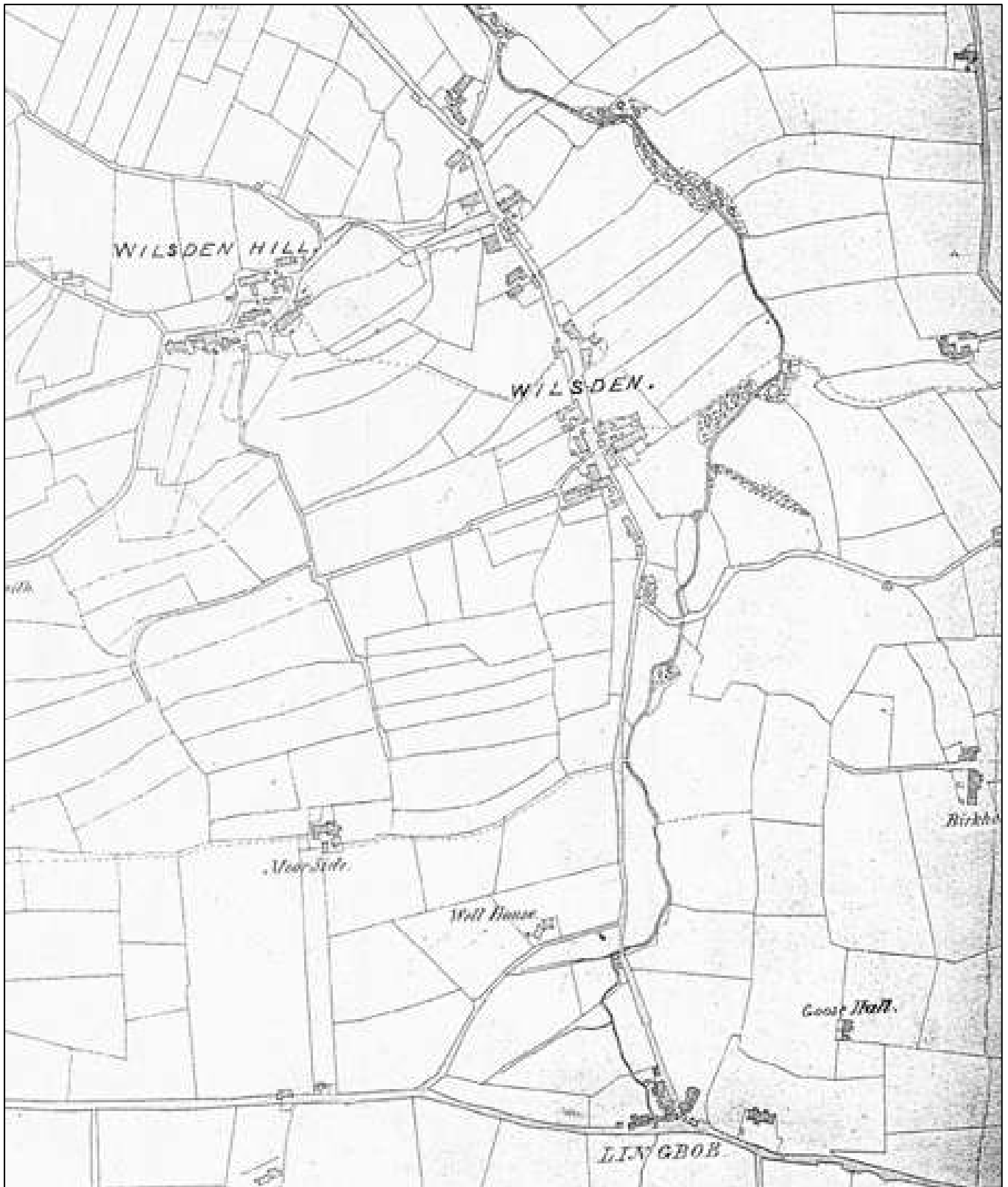
mining. This created a 'third generation' of smaller farms in and around Wilsden where the occupants obtained an income from diverse sources. Many farms sent wool to be combed and woven by workers in cottages and the finished cloth would be stored in a warehouse on the farm to be taken to the Piece Halls of Halifax and Bradford for sale. According to Hansen (2001), 39 of the 56 men in Wilsden liable for military service gave the textile trade as their primary occupation, while only 11 were primarily involved with agriculture, placing the population of the area at approximately 400. By the time of the first census in 1801, the population of Wilsden was 913, and no doubt mainly consisted of weavers, spinners and combers.



*Albion Mill, built in 1810, was the first of eight to be built in and around Wilsden. It was demolished following a fire in 1990.*

An **Independent Congregational Chapel** on the site of what is now Chapel Court was licensed in 1795. The present day chapel was built across the road to cope with the 400-plus congregation in 1816. A day school was established opposite the chapel on Main Street in 1844 and the manse at Chapel Row built in 1870.

The advent of coal-fired steam powered machinery meant that the location of mills was no longer restricted to sites alongside fast flowing rivers. Like many villages and towns in the region, steam power was the catalyst for the industrialisation and expansion of Wilsden. Farmer George Tweedy owned much of the land to the east of Main Street and employed textile workers in cottages around the village. In 1810 he built **Albion Mill** on Main Street and the cottages at Damask Fold (now known as **Cranford Place**) and the short row of cottages on Main Street opposite what is now Wilsden Suite Centre. George Anderson, the brother of Tweedy's business partner, built **Providence Hall** overlooking Cranford Place. By 1818 Albion Mill employed about 450 workers and was rebuilt in 1866 (Cudworth, 1886).



*Fox's plan of 1818 shows the beginning of the expansion of Wilsden and Ling Bob through industrialisation, while the clusters of farmsteads at Wilsden Hill, the northern end of Main Street and other scattered units constituted earlier development in the area. At his stage Wilsden Hill contains the greatest concentration of buildings, but over the course of the nineteenth century this hamlet changed the least. The field pattern and layout of principle roads and pathways have already long been established and are unchanged today.*

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Richard Fawcett, a clothier-farmer who owned tenant farms at Craps Hall and Whimsical, built **Birkshead Mill** in 1820 around an established coal pit. Fawcett also built the Shaygate workers cottages on Haworth Road (outside of the conservation area). In the same year, the sons of William Nichols, who owned Hewenden Mill, built **Well House Mill** on Main Street. It is presumably these brothers who built Well House adjoining the mill and Well House on nearby Crooke Lane. The population of Wilsden in 1821 stood at 1,711 almost double that of 1801 as workers came to the village from North Yorkshire and Cumbria in search of steady work and better pay. **Club Row** appears on a map of Wilsden dated 1818 and is one of the earliest developments of worker's cottages in the village. The similar **Chapel Row** was built shortly after 1820. **Tap Yard** at Spring Hill, Main Street was built to house the influx of workers. This enclosed courtyard is unique in the village and Hansen (2001) suggests that it was built by migrants from Kendal, where this style of development was common to protect dwellings from Scottish raiders. Cottages were constructed at Norr Fold Farm, while a farm at Wilsden Hill made way for The Square, a group of cottages that has since been demolished.



*Springhill. The house next to the archway leading to Tap Yard was once a shop. The chimney of Albion Mill can be seen in the background.*

Ecclesiastically, Wilsden was within the Parish of Bradford, whose church was some 7 miles away. Bingley parish church was established in the seventeenth century and a closer church was built at Thornton in 1816 and by 1828 Wilsden and Allerton were made into a parish. The **Church of St Matthew** was built in 1826 on Laneside, positioned outside of the village (and conservation area) to allow easy access for worshippers from Allerton and Denholme and in anticipation of Wilsden's expansion uphill. This elegant Georgian

structure had a capacity of 1,400 and was identical to St Paul's Church in Shipley.

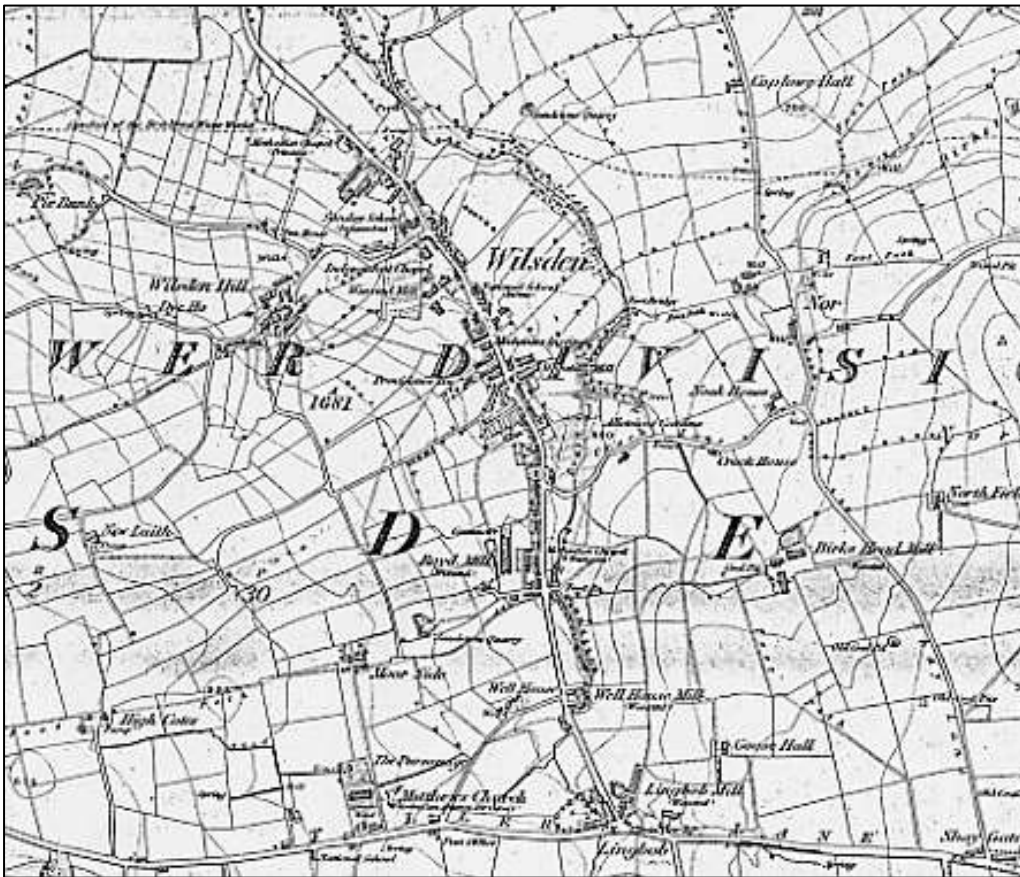
The **Wilsden Mechanic's Institute** was established in 1826 to provide resources to unschooled workers and opened their Main Street premises in 1837 when membership was well over 100. The basement was let as cottages.

The industrial expansion of Wilsden gained pace as the nineteenth century progressed. **Spring Mill**, built in 1832, was the fourth mill to be established in Wilsden, on the site of Spring Hill Farm, which also incorporated a textile warehouse. James Emmott of Cowling built **Providence Mill or Low Mill** in 1840 and by 1843 when he built the small **Methodist Chapel** further down Main Street, he had built some 30 cottages for his workers, most probably those along **Moss Row** and at **Paradise View** and the since demolished **Gawthorpe Street**.

In 1841 Benjamin Stephenson, landlord of the Brown Cow Inn, built **Ling Bob Mill** in 1841. Stephenson had also built the present day Brown Cow Inn (now known as 'Ling Bob') in 1836 and around the same time built much of **Post Row** (262-280 Main Street), where the post from Bradford arrived for distribution.

George Hanson owned much of the land on the west side of Main Street from Spring Hill to Ling Bob. A builder of cottages for rent, Hanson had built Tap Yard and the semi-detached cottages at Royd House, among others. Hanson speculatively built **Royd Mill** for rent in 1843, but failed to lease it to a large concern and so it was underused by a number of small companies. It was probable that Hanson is responsible for the construction of the back-to-back cottages at **Moorside Road, Peel Street, Wellington Street, Victoria Street and Queen Street**. The **St James Church of England Church** was built at Peel Street/Wellington Street in 1869 and was in use until 1889 and three years later became the Conservative Club premises. Hanson might have also built King Street and Spring Terrace, back-to-back cottages demolished in the 1950s and now the village car park. Around the mid-nineteenth century Thomas Lister built the cottages of **Lister Ville** for rent.

In 1851, Wilsden's population peaked at 3,454. By 1891, the village's population had shrunk to 2,764. The local sources of coal became limited or exhausted and prevented further industrial expansion and might well be one of the reasons why Hanson's Royd Mill was never a success. Nonetheless, the largest and final mill to be built in Wilsden arrived after its peak in population, probably benefiting from imported coal. **Prospect Mill**, the eighth mill in Wilsden, was built in 1884



*The Ordnance Survey Map of 1848 shows how Wilsden had expanded considerably in the space of thirty years compared to the surrounding hamlets. Providence, Spring, Albion, Royd, Birkshead, Well House and Ling Bob mills have all been constructed although workers are housed in comparatively small-scale short terraces and folds of cottages. The social functions of the village are also apparent through the Methodist Church, Mechanics Institute and the original St Matthew's Church, built to the west of Ling Bob for ease of access by worshippers from Allerton and Denholme.*

with a vast new shed (since demolished) added in 1891. A row of back-to-back workers cottages adjoining the mill (Fir Street and Oak Street) was also built around this time, though since demolished. The owner of Prospect Mill, Abram Ambler built the row of houses at **Royd Street**. Ambler's own residence, **Royd House**, was donated to Bingley Urban District Council by his sons in 1919. Its grounds form an important area of formal parkland in the village centre.

The expansion of Wilsden meant that by the late nineteenth century the hamlet of Ling Bob was no longer distinguishable from Wilsden village. The arrival of the railway at Wilsden in 1886 had no discernable impact on the built form of the village, particularly given the distance of the station from the village proper. The railway might well have supplied Prospect Mill and the village's older mills with coal. The establishment of Wilsden Board in 1858 improved the village's roads and drainage and became Wilsden Urban District Council in 1894. After much protest, Wilsden was incorporated in Bingley UDC in 1896.

Significant educational centres were also established in the latter half of the nineteenth century. A day school with a schoolmaster's house was opened in 1857 on Crack Lane, while the **National School** opened on Tweedy Lane in 1876 with its first extension in 1881 and a schoolmaster's house added in 1883. The closure of the village's

non-conformist schools and the day school at Crack Lane led to the considerable expansion of the National School, now Wilsden Primary.

The Brigg family of Wilsden became prominent through their ventures in oil/petrol, haulage, motor repair, and bus operation. The Briggs built **Brigglands** flats on Firth Lane to house retired professionals in 1931 and donated the four-acre recreation ground off Firth Lane to Bingley UDC.

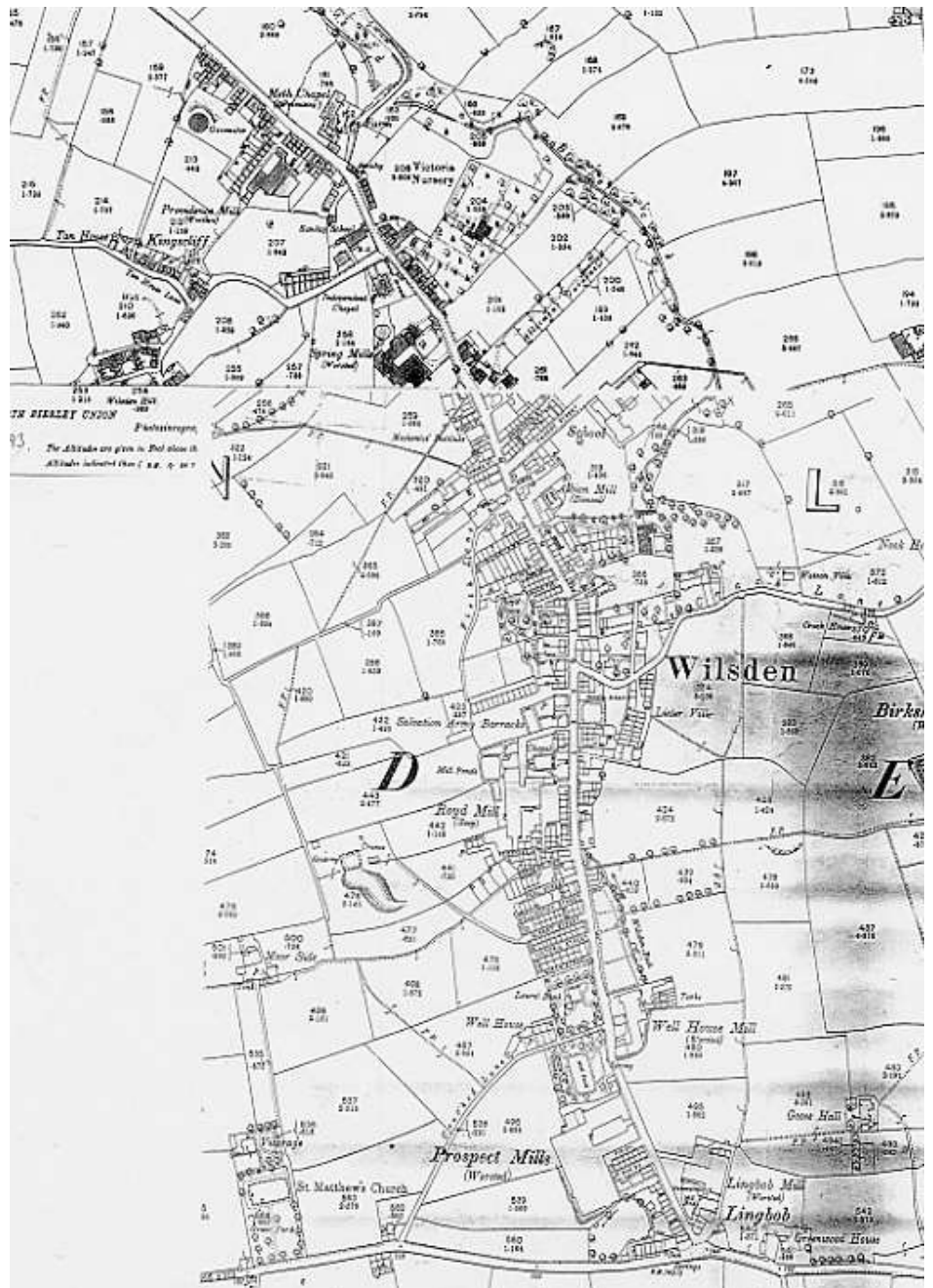
Over the twentieth century the industrial and social institutions of Wilsden village have almost without exception experienced a sea change. Of Albion Mill and Royd Mill the former ceased its original use before 1893 and was demolished after a fire in 1990 and the latter was demolished in the mid 1950s to make way for a car showroom. The shed complex of Prospect Mill has been cleared and most of the remaining mills house a range of commercial and industrial activity. The Central Methodist Church on Main Street, established in 1823 and rebuilt in 1847 became derelict and was demolished in 1962. St Matthew's Church on Laneside became uneconomical to heat and maintain and was without a vicar from 1955. Services were held at the Royd Street Sunday School (itself cleared in 1985 along with the grand 1893 Co-op building for the new Co-op store) until a new church opened on Main Street in 1975. The Primitive Methodist Chapel was partly demolished and is now a dwelling.



The original Wilsden Co-operative Store was one of many commercial developments which appeared on Main Street in the second half of the nineteenth century. This particular building was demolished in 1985 although the archivoluted first floor windows and beehive logo on the parapet have been used in the construction of a bus shelter on this site.

As new uses were found for its buildings, Wilsden remained agricultural in character with 19 working farms within or very close to the village in the mid 1950s. Since then, however, local industry has declined and the largest expansion of the village has occurred with the development of estate housing for commuters mainly to the north and west of the conservation area, with the population figures for the 2001 census surpassing the population peak in the village at the height of its industrialisation in 1851 for the first time.

The plan of the conservation area has changed little since the Ordinance Survey of 1893. The construction of Prospect Mill and the terraces of workers housing to the west of Main Street effectively merged Wilsden and Ling Bob. Other development since the 1848 survey includes the detached housing and school built along crack Lane and the construction of Wilsden Primary School at Tweedy Lane.



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## 4. Topography and Setting

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### *Summary of Topography and Setting*

The unique location of Wilsden Conservation Area contributes greatly to its form and character. The most significant features of this include:

- Its hemmed-in location in a low-lying north-south strip of land between Norr Hill and Birchen Lee Hill with the higher Harrop Edge to the south. This backcloth of upland, which is completed by Harden Moor to the north, encloses Wilsden, giving it a secluded quality.
- The topography within the conservation area creates two equally high spots at Ling Bob and Wilsden Hill. While the slope from Ling Bob is relatively gentle, the gradient of Wilsden Hill is steep and dramatic and is responsible for the clustering of houses and farm buildings at its brow, creating a separate agricultural hamlet.
- The fields and moorland which make up the landscape only adjoin the conservation area at Ling Bob, Wilsden Hill and Crack Lane as many of the fields on the edge of the conservation area have been filled in with estate housing. This undermines the rural character of the village and gives it a domestic air.
- Wilsden Beck is a feature of the conservation area which also defines the northeastern boundary of the village. Its steep, wooded banks are attractive scenery and soften the change from agriculture to the built-up area.

The village of Wilsden is built on the south-north slope of the Wilsden Beck valley. The centre of the conservation area is approximately 200 metres above sea level. The position of Wilsden at the floor of the valley means that all approaches to it bar the north are downhill, allowing views across the valley and the village. To the east, Wilsden is overshadowed by Norr Hill (262m high), while Birchen Lee Hill (over 260m high) dominates the western aspect of the village. These eastern and western uplands flank the narrow valley floor and give Wilsden a secluded feeling. To the north of the

village, the opposing hillsides hem in the valley, creating a constricted exit for the beck and cutting off visual links with nearby Harden. The distant sight of Harden Moor to the north of the conservation area reinforces the secluded nature of Wilsden. The mass of Harrop Edge, some 300m high and the source of Wilsden Beck, effectively creates a visual barrier to the south. The combination of agricultural fields and moorland visible from the conservation area help to establish the rural and independent character of Wilsden as well as its former agrarian role. It is unfortunate that the conservation area meets the surrounding landscape in only a few locations, namely at Wilsden Hill, to the northeast and the extreme south of the conservation area, as the historic core of the village has been effectively divorced from its original setting. The twentieth century estate housing abutting much of the conservation area is a ubiquitous reminder of the prevailing domestic character of the settlement today. Where the conservation area does meet the countryside, as it does at Wilsden Hill, the built up area peters out into paths and lanes flanked by dry stone walls and fields, which befits the farm buildings which occupy this area.



*Harrop Edge.*

The highest parts of the conservation area are at Ling Bob and Wilsden Hill, which are roughly at the same altitude. Ling bob roundabout is situated at the lowest point of Haworth Road/Laneside as it traverses Wilsden Beck Valley. From this point, Main Street descends at a fairly gentle and steady gradient and as such very little of the village is visible at any one point, though the distant fields

and moors form an ever-present backcloth. The slope of Main Street at the Victorian terraces opposite Laurel Park, and again in the vicinity of the Mechanic's Institute, mean that buildings are stepped, making the harmonious colours and textures of their roofs noticeable. The steep slopes of the grounds of Laurel Bank give this nursing home, an eye-catching landmark along Main Street while the elevated position of Wilsden Autos (outside of the conservation area) makes it easy to imagine that the former Royd Mill occupied an imposing site. Spring Mill House also occupies a domineering position above Main Street.



*North of Firth Lane, Main Street descends at its steepest incline. Harden Moor terminates views north of the conservation area, contributing to the isolated feeling.*



*The open countryside provides an important setting for Wilsden Conservation Area. This stile is on the path between Tweedy Street and Norr.*

Wilsden Hill, situated midway up Birchen Lee Hill, descends into Wilsden from the same height as from Ling Bob but over a much shorter distance, giving it a lofty and prominent aspect from the northern part of the conservation area. The steep rise of Wilsden Hill means that the buildings at its crown are clustered together while the hillside remains largely undeveloped, ensuring that Wilsden Hill remains a small hamlet distinguishable from the village. From Wilsden Hill, views across the village to Norr Hill can be enjoyed and from Main Street, the hill has a dramatic outlook which is emphasised by the stepped cottages along Wilsden Hill Road.

Main Street means that the older buildings are concentrated at a low altitude (Wilsden Hill excepted) while later development from the twentieth century is physically separated by it siting further uphill, screened by trees or the buildings of Main Street themselves. This general segregation of new and old allows Wilsden Conservation Area to retain its traditional village character.

Wilsden Beck is another key factor in the setting of Wilsden conservation area. The clear, fast flowing waters run alongside Main Street between Ling Bob and Wilsden before being culverted between Lingfield Road and Lister Ville and again between Crack Lane and Albion Fold. The cottages and housing at Lister Ville and Crack Lane sit snugly in the dip created by Wilsden Beck between Main Street and the edge of the conservation area, where the former school appears distant from the village due to its elevation. Where the Beck issues from the culvert, its course defines the boundary of the village because of the steep wooded embankments which run parallel to the meanders. The topography and vegetation act as a physical barrier between the village character of Wilsden and the agricultural use of the valley. To the west of this trough is the built up village, with open fields to the east. At the north end of the conservation area, the steep banks of Wilsden Beck are particularly pronounced as the beck cuts deeper into the valley floor. The approaches to the conservation area from the pathway from Norr and from Cross Lane are particularly pleasant and scenic due to the different natural aspect of the beck and the embankments.



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## 5. Traditional Building Materials

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### *Summary of Traditional Building Materials*

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

- Local sandstone for structures. Some of this local stone is tawny coloured and complements the darker stone used more commonly in the conservation area.
- Local sandstone for walls. The use of cut stone and dry stone walls in different parts of the conservation area adds to the contrasting built-up and rural qualities of the spaces within the village.
- Stone slate (for earlier roofs);
- Slate (for roofs dating from the late nineteenth century onward);
- Timber (for features such as windows, doors, some gutters and shopfronts);
- York stone (kerbstones and flags); and,
- Cast iron (for the limited number of railings and gates).

Historically, the rights to quarry land in Wilsden and Allerton were limited to the unenclosed moors and the 'old enclosures' of Wilsden Village and its immediate vicinity. The map of Wilsden from 1849 shows extensive quarrying of sandstone at Pudding Hill and Bank Top (to the southwest and north of Wilsden respectively) as well as a small quarry at what is now Hornsea Drive. This sandstone is used extensively in Wilsden for buildings and boundary walls. Typically, this stone was originally a creamy brown colour which has darkened over time through exposure to smoke and the elements. There are however subtle variations which no doubt is a consequence of the differing local sources of stone. A pleasing and harmonious contrast is made by the number of buildings made of sandstone which has been stained by iron and other minerals, resulting in walls displaying an array of browns and ambers

when illuminated by the sun. This sandstone also differs in that it has been fashioned into slender bricks, while the prevailing sandstone has typically been cut into larger blocks. It is unfortunate that recent interventions such as the cleaning of stone and overzealous repointing have altered the character of individual buildings and even the fold or terrace they form part of. The



The cleaning of stone, particularly to a terraced property, breaks the sense of unity and continuity, while the repointing of walls with too much mortar can have a similar effect as the eye is drawn to the grid pattern of the mortar rather than the darker hues of the wall itself. From a distance, walls with a surfeit of mortar appear to be a different colour to other buildings made of the same material.



*The cleaning of stone can break the sense of unity, particularly when the property forms part of a group such as this pair of houses at 134-136 Main Street.*

The majority of buildings in the conservation area have stone slate roofs which themselves are of a variety of shades of brown and match the texture of the walls below. This material is typical of the region before the Victorian era as cheaper materials such as slate could not be economically imported into out-of-the-way locations like Wilsden. There is

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a significant number of buildings roofed with slate, which has a darker colour and more regular profile than stone.

The use of local sandstone for boundary walls and some street surfaces throughout the conservation area is consistent with the buildings. Monolithic stones have been moulded into gateposts and add another feature to the rhythm of the low boundary walls of Wilsden. Some of the gardens at Club Row are unique in the conservation area in that they are divided by large stone slabs which puncture the ground. The more rural parts of the conservation area feature dry stone walls and mark the dissipation of buildings away from the village centre.



*Club Row is the only entirely setted street in Wilsden Conservation Area. Historically, most roads and tracks were unsurfaced.*

York Stone is used widely in the conservation area for kerbs, though in many instances, stone paving slabs have been removed entirely or a patchwork of tarmac and slabs remains. The busiest parts of Main Street are surfaced with concrete slabs and tarmac while the road itself is tarmac throughout like most roads in the conservation area bar Club Row, which is setted and Garden View, which has a causey path. Unusually for a settlement in this region, very few roads were historically surfaced

with stone and the majority were dirt roads or tracks until well into the twentieth century, although several stretches of pavement retain their original stone flags. This might be a consequence of limited supplies of local stone or, more likely, the limited resources of the Wilsden Board, which was established in 1858 to improve the village.

Traditional windows are constructed of timber and have a sash opening. Generally, the older the building, the greater the number of panes of glass in each sash window. Doors are also traditionally panelled timber. In Wilsden it is often the case that timber windows have been replaced with large paned modern equivalents or by uPVC which open in a variety of ways. This gives groups of buildings a disjointed appearance as the insertion of new features and materials detracts from the general coherency, both between properties and in each individual building in terms of style and the authenticity of the material or finish. Where timber sash windows and traditional doors have been retained, particularly to a row or fold of cottages, they make a strong contribution to the sense of unity. The use of timber for the small number of shopfronts in the village in a traditional layout and scale improves the appearance of the buildings no end.



*The retention of traditional features such as window patterns, sash windows, stone roofs and boundary walls gives Wilsden Conservation Area a sense of coherency.*

Many of the older cottages in the conservation area are set back from the road and are accessed through iron gates. This is another important detail which helps to unify the village core. Key examples of interesting ironwork are the large gates to Prospect Mill, the gates and archway to the Methodist Church and the railings and entrance arch to Wilsden Primary School.

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## 6. Architectural and Historic Qualities of the Buildings

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### *Summary of Architecture and Historic Interest*

The architectural merit of Wilsden Conservation Area can be judged by the quality of the buildings within its confines. The age and rarity of structures, whether they are good examples of a particular building type or age and whether they are good examples of 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:

- It contains 37 Grade II Listed buildings and structures that area deemed to be of special interest. Many are included because of their group value such as the cottages at Club Row and Chapel Row.
- It contains a number of farmhouses, barns and cottages dating from the eighteenth century or earlier. Testament to Wilsden's agricultural origins, these buildings are also good examples of vernacular buildings which were built by local masons and craftsmen without the input of an architect.
- There are significant numbers of cottages built around the turn of the nineteenth century which housed weavers, spinners and combers employed by yeoman farmer-clothiers in the village. These small cottages are of a variety of vernacular designs and exhibit features such as taking in doors which allude to their former function.
- There are four mills in Wilsden which were established and retain elements from the early-to-mid-nineteenth century when worsted cloth production shifted from being hand-powered in cottages to steam powered in purpose-built premises. These mills are complemented by rows and folds of mill workers housing as well as freestanding mill masters' houses. Collectively, these buildings give an understanding of the early industrialisation of the region.

- Prospect Mill and the back-to-back housing to the west of Main Street are a good example of industrial development from the late nineteenth century and demonstrate a difference in scale of production and the different character and design of later industrial housing.
- The conservation area contains good examples of the institutional, religious, commercial and public buildings erected to serve the needs of an isolated industrial village. There are also some interesting adaptations of buildings such as cottages to shops.

Wilsden Conservation Area encapsulates buildings of a range of ages, scale, function and design ranging from farmsteads built over three hundred years ago to housing built in the last five years. Each element, new or old, contributes to the understanding of the conservation area's evolution and its sense of place. Agricultural buildings, weavers' cottages, mills, worker's housing and commuter dwellings sit side by side creating interesting juxtapositions that reflect the piecemeal and organic fashion in which the village has grown. The majority of buildings in Wilsden Conservation Area, however, date from the early to late nineteenth century and illustrate the shift of the production of worsted cloth from a cottage industry to a large-scale mill operation, a process which happen throughout the region as the industrial revolution progressed, though early industrial survivals are rare.

Wilsden Hill, a cluster of farmsteads at the brow of a hill on the edge of the conservation area, is one of the most consistent areas of pre-industrial agricultural buildings in the village. The vast majority of the buildings at Wilsden Hill can be found on a detailed map of the village dated 1818. Central to this cluster is **Woodlands Farm**, the farmhouse and cottage of which are Grade II listed. The single storey, single roomed cottage is the oldest element probably built in the eighteenth century, though the rendering of the stone and insertion of new openings is unfortunate, though

the three light mullioned window to the front has a bold stone surround typical to the area. The two storey farmhouse is also stone-roofed and incorporates raised stone quoins, band between the floors, an architrave to the door and mullioned stone window surrounds. It is likely that the farmhouse was rebuilt in the mid-nineteenth century. The attached stone barn is now in residential use and exhibits sympathetic monolithic stone openings, though the insertion of uPVC door and windows, as at the farmhouse, adds an air of incongruousness. The arched carriage entrance, now adapted for residential use, alludes to the former function of this building.



35-37 Wilsden Hill Road (unlisted).

**41 Wilsden Hill Road**, built of coursed stone with a stone roof, retains much of its agricultural character as it includes a working barn with an irregular arrangement of small windows including a slit-like opening to the gable, with a wooden door facing onto the road at first floor level. Next door is **Hillcroft**, (45 Wilsden Hill Road), an eighteenth century house and barn. The house retains projecting kneelers with coping, and tooled quoins. The chamfered mullions were inserted when the house was modernised in the 1920s, though the associated glazing has been replaced with a modern uPVC alternative. The barn has segmental-arched openings to the front and rear, the front arch is of particular interest as it retains moulded board doors. Past Woodlands Farm, **35-37 Wilsden Hill Road and The Barn** form another group of farm buildings, now in domestic use. These three elements stand under a single ridge stone roof with coping and prominent kneelers and either end. Each cottage has a corniced stone chimney, cornices at a lower level, indicating the former height of the chimneys. Number 37 is particularly pleasing as it retains its recessed slender mullioned windows, including a cross-mullioned stairlight and three-light mullioned windows to the first floor. The Barn retains its characteristic small windows in an irregular

arrangement facing onto Wilsden Hill Road, though the insertion of six large modern rooflights detracts from its agrarian appearance.



The rear of these properties is punctuated by the arch of the former entrance to the barn and exhibits prominent kneelers. Beginning the descent into Wilsden, North House at the attached cottage are the final pair of dwellings on Wilsden Hill. **North House** is the strongest statement of Georgian architecture in the conservation area and is more akin to a townhouse than a hilltop dwelling in an isolated village. This and the survival of original features make North House a key unlisted building in Wilsden. The moulded timber gutter is sandwiched between the slate roof and dentil stones, while the eight-paned timber sash windows, arranged in a regular, symmetrical Palladian grid, are framed by understated cills and lintels. The central door is transomed and is emphasised by the bold, monolithic jambs. The adjacent cottage is sympathetic in design and scale, while the early twentieth extension is bizarrely gable fronted and in a Vernacular Revival style.



The original building to North House (unlisted) on Wilsden Hill Road (in the centre of this photo) is strongly Georgian, with eight-pane sash windows arranged in a symmetrical grid pattern.

On leaving the farmsteads of Wilsden Hill and descending into Wilsden the cottages at **Kingscliff** come into view. The Tan House Lane row sweeps and arcs with the road, creating an interesting vista. Numbers 2-8 are united by a stone gutter, tall corniced stone chimneys and a low boundary wall incorporating small square lights to a basement floor. Like the majority of buildings on Wilsden Hill, the stone roofs are flanked by thick copingstones. The addition of various stone and uPVC porches means Tan House Road cottages lack a coherent flat front elevation. From the village, these cottages are prominent three storey structures as the fall of the land exposes the

basement floor which is almost hidden when from Tan House Lane. The Wilsden Hill Road row steps down the hillside, creating a dramatic view from Main Street. This row retains its original flat front elevation, although, as at Tan House Lane, uPVC replacement windows in various styles disrupts the unity of the row, particularly where this has necessitated the removal of the stone mullions between pairs of windows. The shape of number 24 has been determined by the sweep of the road and this end cottage, the only one to retain old leaded and stained glazing, features a former taking-in opening, indicating its former role in the village's cottage industry. The isolated location of the Kingscliff cottages gives some idea of what the character of the village and its vicinity must have been like prior to its expansion in the mid to late nineteenth century.

The path adjacent to 18 Wilsden Hill Road leads to Moss Row and Providence Mill via **The Oaks** and **Stapper Green**, large commuter dwellings from the late twentieth century which incorporate chimneys, stone, mullioned windows and kneelers in order to assimilate with the prevailing architecture of the village. The large three storey elements of **Providence Mill** were the first to be built by James Emmott of Cowling in 1843, with the polygonal workshop/showroom built in the late nineteenth century, the glass-roofed single storey element added in the early twentieth century and a large redbrick block added behind the original building sometime between 1945 and 1955. Providence or Low Mill ceased manufacturing in 1982. The main three storey mill consists of fourteen narrow bays of eight-pane timber casement windows. The Main Street gable of the shed has a Venetian window at second floor level, in front of which stands the truncated tapered mass of the chimney. The contemporary smaller three storey building has an irregular layout of windows, with a very low ceiling level at ground floor with larger storeys above. Details to the smaller building include a small circular light at the gable (blocked) and a tall taking in door at first floor level. Unfortunately, the original roof material has been removed from both of these buildings and the redbrick 1950s block and a felt covering is all that protects the roof structure from the elements. The small three storey shed adjoins a pair of workers cottages with stone roofs. At the Main Street end of the complex, a Victorian three storey workshop building incorporates a slightly modernised shop and showroom to the ground floor and a taking in door with Gibbs surround at the first floor fronting Main Street. Both

the workshop and showroom are presently vacant. The majority of windows are six-paned timber casement of various sizes, though there are modern replacements in new openings to the shop area. The gable end to Moss Row is chamfered at both corners, presumably to allow easy access to the mill yard, which is enclosed by an iron gate, a stone pier of which is built into the gable of the workshops.



*Providence Mill (unlisted) was built in various stages over a 110-year period starting with the long three storey element (centre) in 1843 and ending with the redbrick sheds to the right.*

The ten cottages of Moss Row were probably built by Emmott at the same time as Providence Mill, though the different fenestration and stone band to numbers 18-24 suggest that these cottages were rebuilt or re-faced in the mid-to-late nineteenth century, though number 24, though number 24, which previously projected forward at ground floor level and closed off the street, definitely dates from this period. The cottages are united by the stepped stone roof and corniced stone chimneys. The older cottages (numbers 6-16) feature paired mullioned windows. Emmott is also likely to have built the small fold of cottages at Paradise View, and the demolished cottages at what is now the car park to the Brewer's Arms. Emmott gifted Wilsden with the Methodist Chapel on Main Street, which is now undergoing conversion to a house. This simple, square, stone-roofed structure is gable-fronted to Main Street. This gable is punctured by a steady rhythm of three round-headed windows interspersed with two round-headed doorways below a stone band all currently boarded up during construction.



Former Methodist Chapel, Main Street (unlisted).

Almost opposite Providence Mill is **Lee Farm** (below). The farmhouse dates from the mid-seventeenth century (1668 according to Hansen, 2001) and the attached barn was rebuilt in 1793, which was also when the wing element of the farmhouse was rebuilt. Lee Farm was a working farm until the 1970s Both the farmhouse and the attached barn are Grade II listed due to their special importance and are now subdivided into several dwellings. The cross-wing of the T-shaped farmhouse has ashlar coping with a rounded apex to its gables. Continuous hood moulds surmount the four-light mullioned windows at first floor level. Most of the mullioned four light windows found elsewhere on the farmhouse survive. A modern porch conceals the doorway with its monolithic surround. The features of Lee Farm are typical of the vernacular style of architecture which was unique to the local area before the introduction of

local stonemason and builders rather than the grand design of an architect.



Above: Lee Farm (Grade II listed), one of a handful of vernacular style farmsteads in Wilsden Conservation Area. Its Grade II listed barn (left) is now housing, though the arched former cart entrance is clearly visible.

The barn attached to Lee Farm is also a vernacular building; the chamfered semi-circular archway has a date stone flanked by spiral label stops acts as its focal feature. The archway now accommodates a recessed doorway and windows, while restrained fenestration ensures the barn retains its essential character. The land in the vicinity of Lee Farm has been in filled with new housing along an extended **Smithy Lane** which employ stonework, arched garage entrances, kneelers, mullions and dry stone boundary walls, giving them some kinship with the older farm buildings. At the junction of Smithy Lane stands **The Smithy**, which was in operation from the mid eighteenth century until the late 1970s and was occupied by five successive generations of the Ackroyd family before its closure.



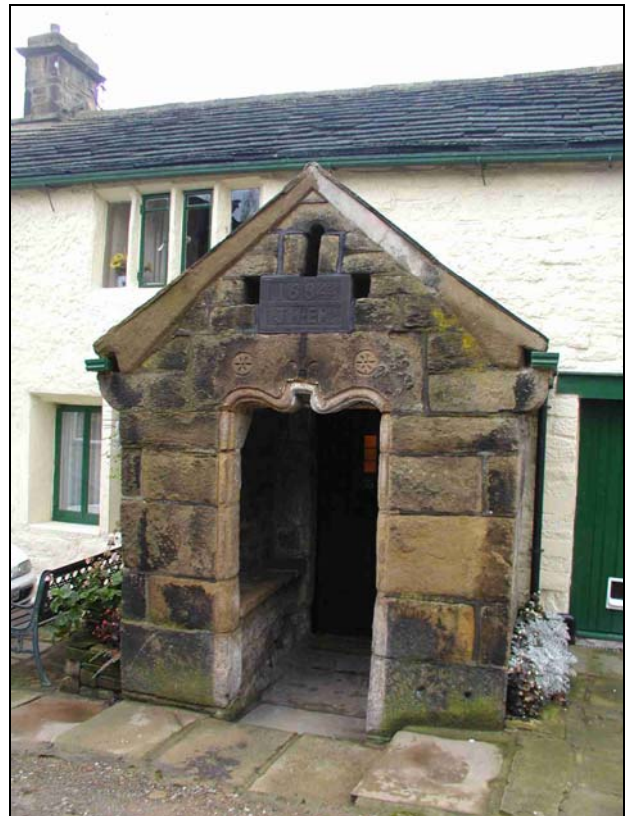
fashionable style or motifs used in later buildings, such as the Methodist Chapel or North House which are of a style that can be found elsewhere in the country. Many of the farmbuildings in the conservation area are of this unpretentious vernacular style, which can be seen as the art of a



36-38 Main Street (unlisted)

Almost opposite Lee Farm, **36-38 Main Street** is a pair of Victorian cottages arranged in an L-shape and at first glance looks like a single house. The slate roof is coped at the gable and hipped as it turns and terminates. The regular-sized windows are mostly in mullioned pairs with heavy stone cills and lintels, though the most striking feature is the monolithic stone-jamb doorway on the chamfered corner of number 36. Next door is **Rose Cottage Farm**; the farmhouse and small attached barn or stable are the only remaining original buildings that appears in the map of 1818. The undulating stone roof and the coursed rubble of the barn indicate the farm's age and character. The farmhouse consists of three symmetrical bays topped by an entablature with a dentil frieze, the only decorative feature on this vernacular style building. The insertion of a rendered two storey flat/mono-pitched roofed extension to the rear of Rose Cottage Farm is an insensitive addition which is visible from Main Street. **41-49 Main Street** is a row of five stone-built two-storey cottages dating from the first half of the nineteenth century, built tightly along the road and fronted by a low wall with rounded top stones. Manor House farmhouse is an older interruption to the nineteenth century housing along this part of Main Street. **Manor House** is dated 1684, built by local farmer John Midgley whose cousin built nearby Norr Fold Farm. Apparently when the stone roof was recently re-laid, evidence of an older roof structure which would support a thatched roof was found, suggesting that parts of the structure of Manor House are in fact around one hundred years older than the date given on the porch. It was never more than a farmhouse, though its name suggests otherwise. The attached cottage, a single cell which sits beneath the longer slope of the roof, also dates from the seventeenth century. Spring Park Road and Manor House Road were fields belonging to the farm that were developed in the 1960s. The Grade II Listed farmhouse, cottage

and barn (which at present is undergoing conversion to residential use) all sit beneath a massive long undulating stone roof with an asymmetrical white washed gable fronting Main Street, crowned by a stone stack with a moulded cornice. The most striking feature of the farmhouse is its stone roofed gabled stone porch with a decorated ogee lintel to the doorway and a date stone above. The six petal flowers carved into the lintel is a charm against witchcraft found on many seventeenth century buildings. To the left of the porch on the first floor is the original chamfered mullion four light window, similar to those found at Lee Farm.



This unusual stone porch is the main architectural feature of Manor House (Grade II listed). Above the ogee-shaped lintel is a panel dated 1684.

At the junction of Main Street and Chapel Row stands the **Methodist/United Reform Church**. The original church building on this site dates from 1847, though the only remnant of this building is the bow-fronted Italianate porch, leading to the main body of the church, which was rebuilt in the second half of the twentieth century. The new building is very squat and unadorned, with a square tower at its southern gable. Older features include the large graveyard surrounded by a coped stone wall and is accessed through a decorative wrought iron double gateway under an arched lantern bracket. The former **manse** to the church

on Chapel Row was built in 1870. It features mullioned pairs of single pane sash windows and a bay window at ground floor level. The round-headed door surround links the manse with the Italianate entrance of the Chapel across the road. Built at an angle to the road, the cottages of **Chapel Row** are Grade II listed, as they are a good, unaltered example of an early row of mill workers' cottages. Features repeated at each unit are a corniced chimney at ridge height, a flat-faced three-light stepped mullioned window at ground and first floor with a two-light mullioned window over a doorway with monolithic jambs. The end houses have projecting kneelers and a low wall with flat coping stones and round-headed stone gateposts follows the boundary of these properties with the road. As these cottages are listed because of their group value, it is a particular shame that replacement windows of various designs have been inserted while three houses feature modern storm porches to the front.

removal of mullions and insertion of satellite dishes can cumulatively undermine the character of a group of dwellings which are not protected through an Article 4(2) Direction or listed.



*57-67 Main Street (unlisted) lack consistency due to the insertion of different types of windows, and renders and the removal of mullions and other changes to the fenestration.*



*The cottages of Chapel Row (Grade II listed) are a good example of early industrial single cell cottages.*

An immediate contrast is provided by the uniformity of the Grade II listed L-shape range of cottages at **71-77 Main Street and Garden View**. These three storey stone-built cottages feature a grid of mullioned paired and single windows, most of which are nine pane sash windows with a sill band above the ground floor. A segmental archway leads to the three similar cottages that make up Garden View. These cottages, dated 1832, are an interesting variation of the compact development of cottages in which weavers, spinners and woolcombers lived and worked in prior to mill-based mass production.

Returning to Main Street, and passing the standard estate-style housing of **Mainspring Road**, which erodes the sense of place of the village, the late twentieth century cottages of **Chapel Court** are a good example of the appropriate scale, siting, layout, and detailing of new buildings in the conservation area. The retention of the round-topped boundary wall helps these buildings harmonise better with the surrounding streetscape.

Meanwhile the cottages at **57-67 Main Street** are an example of how unsympathetic alterations such as the rendering of walls and chimneys, the disruption of the window pattern and scale and the



*71-77 Main Street (Grade II listed) are part of an L-shaped fold of three-storey cottages. The archway below number 73 leads to 1-5 Garden View.*



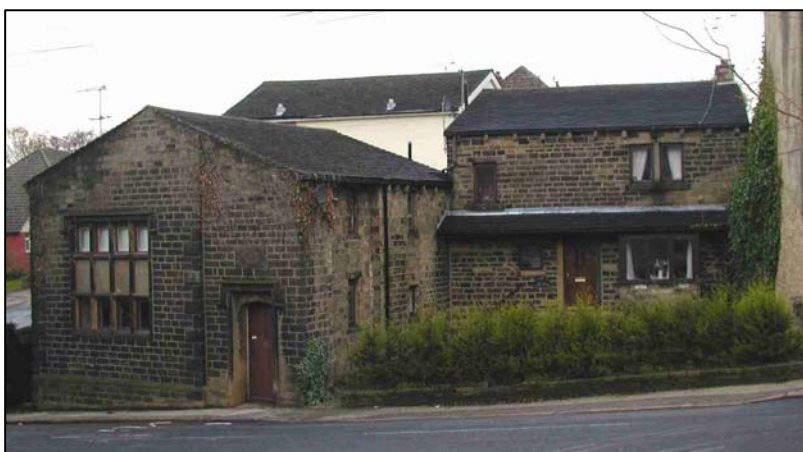


*Spring Mill House (Grade II listed) is a former farmhouse which was refronted in 1780, by which time its owner had prospered through the manufacture of textiles. The Venetian windows are an unusual classical feature on what is otherwise a vernacular building.*

Another listed building, Spring Mill House, overlooks 71-77 Main Street from a lofty position. **Spring Mill House** (above) was originally the farmhouse of a Yeoman farmer-clothier who had a textile warehouse at his farm. The house was rebuilt in 1780 and exhibits characteristic features of a house of such status from the late eighteenth century. The front elevation is unusual in that it has Venetian windows with bold masonry surrounds to both floors either side of the central bay with raised impost blocks and keystones. The elevation is framed by quoins and moulded gutter brackets. The gable end to Main Street has a circular window at its apex. The rear elevation probably dates from the late seventeenth century, given that its main architectural details are a central cross-mullioned stairlight with a chamfered surround and another three light chamfered window at the first floor. Therefore it is likely that the seventeenth century farmhouse was mostly rebuilt some 100 years later as the family's income from cloth production expanded. It is thought that cotton cloth was being produced in the barns of the farm on a large scale as early as 1760. With the demolition of the attached farm buildings and the construction of Spring Mill in 1832, Spring Mill House became a mill master's house. The buildings of **Spring Mill** are relatively plain, the larger three storey block is dated 1834 and the north light single storey shed complex was built in the late nineteenth century. The tall mass of the main sheds has bands of glazing breaking up the slate roofs, though the lower shed appears to be partly covered with felt. From Main Street the shape and height of **90 Main Street**, a solitary Victorian three

storey stone cottage, gives it a sympathetic appearance to the mill buildings.

Opposite is the former **National School and Schoolmaster's House** (87-89 Main Street). This was originally the day school to St Matthew's Church and is dated 1838, though it closed before 1863. The most striking features of the Tudor Revival-style schoolhouse are at its gable facing Main Street, namely, the segmental arch-headed recessed doorway with monolithic jambs and the twelve light mullion latticed window (though the middle row of four lights has been blocked following the insertion of an upper floor). Both the window and doorway have continuous hoods over them while the projecting section of the gable has tooled quoins. Above the doorway is a date stone and plaque. Both the schoolhouse and schoolmaster's house have a dentil course supporting the gutter. The schoolmaster's house retains a pair of mullioned windows to the upper floor while a twentieth century porch-roof and box window have been added to the ground floor.



*The former National School at 87 Main Street (unlisted) is in a Tudor Revival Style with a large cross-mullioned window and moulded door hood to its gable.*



*90 Main Street (unlisted)*

Facing the former National School is **90 Main Street**, a row of three cottages now a single dwelling dating from about 1800. The pointed stone hoods on the front elevation over the original

doorways, mullioned pairs and triplet of windows and the bulging front wall add charm. The property's boundary wall steps downhill. Behind this house is **Spring Farm**, a laithe of farmhouse and barn built in the eighteenth century, with an extension under a hipped roof dating from the nineteenth century. The extension retains a full complement of leaded and coloured timber casement windows and a multi-flue chimney crowns the apex of its hipped roof. In front is a low boundary wall with flat coping stones and ramps up to gate piers with carved capitals. The barn element is now in domestic use, with a timber and glass frontage recessed in the semicircular carriage entrance, above which is a small pointed stone hood.



*Spring Farm (unlisted). This hipped gable end is a nineteenth century extension. The rest of the laithe dates from the eighteenth century. The timber casement windows with lead and stained glass date from the early twentieth century.*



*St Matthew's Church (unlisted) is an innovatively designed building from 1972 which makes good use of natural materials.*

Opposite is **St Matthew's Church**, built in 1972 to replace the demolished Georgian St Matthew's Church at Lane Side. Although a modern building and seemingly at odds with the surrounding village, it is thoughtfully sited and scaled and is of an innovative design which uses natural materials, such as stone, a slate roof and timber window

frames which round off the corners of the church. The central feature is a circular timber and glass tower which breaks through the parapet wall. Next door to St Matthew's Church is a **barn and stable complex**, the only buildings along Main Street which remain in an agricultural use. The small field to the front of the complex and the larger field to the rear are used for grazing. The barn has a coped monopitch slate roof and retains all of its original timber windows, including several eight-pane timber sash windows, and much smaller two pane sash windows also found on the stable block. The design and fenestration of these buildings suggest they were built in Georgian times.



*These unlisted agricultural buildings adjoining St Matthew's Church feature eight pane timber sash windows and may date from Georgian times.*

Facing the field and agricultural buildings is **Wilsden Mechanics Institute**, another Grade II listed building. Mechanics Institutes were established in many northern towns and villages to allow workers access to books, lectures and hold their own meetings. Wilsden Mechanics Institute was founded in 1826 and opened their Main Street premises in 1837 when membership was well over 100. It consisted of a library of 4000 volumes, a 400-seat lecture room, a reading room and a museum. Due to the slope of Main Street, the northern elevation of the Mechanics Institute is three storeys high, with three doorways which led to basement dwellings. Through its life, the building has served many additional functions; a gallery and stage were added to the lecture room, a room was let to the Yorkshire Penny Bank, in the early twentieth century it was used for dances and theatrical performances and accommodated a non-political club and Wilsden Cycle Club. It has since been used as the village hall until the Village Society sold the building to raise money for the construction of the new village hall. Since then it has been used as a function room, auction venue and has recently been converted to apartments

(Well Mews), which has occasioned the creation of three new doorways on the southern elevation of the Mechanics Institute. The tall rectangular mass of the Institute and the moulded stone gutter almost conceals the hipped blue slate roof. The only other features are the date stone and the main doorway with monolithic jambs, consoles and cornice which surround a recessed door with a gothic fanlight. To the left of the doorway are some ornate wrought iron railings, and, to the right, a filled in trough. The original trough to the Mechanics Institute can now be found at Tan House Lane.



*Wilsden Mechanics Institute (Grade II listed)*



*Post Office Buildings, 104-106 Main Street (unlisted) is a good example of purpose-built Victorian commercial premises with dwellings above.*

Next-door is **Post Office Buildings** (104-106 Main Street), a prominent Victorian commercial building, completed in 1884, and, despite the name, never in fact housed the village post office. The slate roof has large chimneys set below the ridgeline and the coped gable end to Main Street is topped by a

spherical finial. The gable end frames four stepped windows to the attic floor and the corners of the building are chamfered. The door to the shop premises at 106 is set within the chamfer, but at number 104, a cellar door with an iron balustrade is set into the chamfer. Both shopfront retain their original timber features. The frontage to Main Street has four matching carved pilasters flanking a traditional display window with a narrow fascia board above. A continuous band of carved timber 'teeth' are an interesting detail which completes the frontage. The rear and upper floors of Post Office Buildings is in a residential use and the replacement artificial casement windows have been made to look like the original two-pane sash windows. Post Office Buildings also faces onto **Cranford Place**, previously known as Damask Fold, an early group of cottages built to house workers at Albion Mill in the early nineteenth century. These cottages are unified by the monolithic surrounds to doors and windows and the corniced chimneystacks on the ridgeline. Although many have matching replacement windows, the use of a man-made material which creates wider and chunkier frames and the insertion of windows which are level or even protrude from the front of the row has been detrimental to the integrity of the cottages, particularly as the insertion of these new windows has necessitated the removal of mullions which separated pairs of windows. The end cottage faces onto Main Street and maintains its fixed sixteen-pane shop window and the words "Licensed to sell Tobacco etc." painted on the lintel to the door. **Providence Hall**, built to house the owner of Albion Mill, overlooks Cranford Place and is contemporary with the cottages. It is a modest house with a symmetrical frontage of three bays under a hipped roof flanked by chimneystacks.



*Cranford Place (unlisted) was built to house workers at Albion Mill in the 1820s. Much of the integrity of this row has been lost through the removal of its original window detailing. The former mill master's house, Providence Hall (unlisted) is uphill in the background.*



*Wilsden Primary School (unlisted) is one of many Gothic Revival style schoolhouses in the region. The survival of the boundary railings and lantern hoop adds interest. Note the contrast between the poorly designed modern railings and their decorative Victorian counterpart.*

Tweedy Street branches off Main Street almost opposite Cranford Place. It contains a number of unremarkable Victorian and twentieth century houses. The key building is **Wilsden Primary School**, built in 1876 to the designs of E.P. Peterson, the School Board architect. Its Gothic Revival details include its steeply pitched blue slate roof with small gabled dormers inset with cusped roundels. Pointed arch doorways (blocked) also contain roundels with four cusps. The use of multi-hued Wilsden Sandstone gives this stylised building a distinctly local feel. A key feature is the dwarf wall with decorative railings which run between large chamfered piers with pyramidal capitals. The capitals of the main entrance are joined by an iron lamp bracket which forms an archway. At the corner of Tweedy Street and Main Street is **Village Mews** a late twentieth century housing development on the site of Albion Mill and related housing at Albion Fold. While occupying a site similar to those at Chapel Court, the Village Mews development is less successful in design terms because of its use of artificial roof tiles, an orange sandstone not found in the conservation area, the lack of details such as chimneys, kneelers, flat frontages, and windows recessed in bold stone surrounds, often with mullions. Although the building line and stepped boundary wall with railings to Main Street make some effort at assimilation with the street scene, the inward facing nature of the houses and the rhythm created by the two storey houses and single storey garages make a negative contribution.

The Bell Inn faces Village Mews and is connected to **Club Row**, a Grade II listed row of nine two

storey cottages, plus shop premises fronting Main Street. The single celled cottages are very similar to Chapel Row in appearance, though in some cottages the characteristic mullioned stepped windows have been removed. The shop frontages feature doors and windows from the mid twentieth century set within the monolithic surrounds found along this row and all over the conservation area. Like Chapel Row, Club Row is listed because of its group value as an example of early mill workers' housing. The vacant outbuildings of Royd house occupy some of the gardens to Club Row. These buildings feature coped slate roof and a mixture of eight pane timber sash windows and leaded casements. They were originally stables and outbuildings to **Royd House**, a pair of cottages built in the mid-nineteenth century for the widows of two former business partners, but later knocked into a single dwelling for Samuel Ambler, owner of Prospect Mill whose sons presented the house and its grounds (now Royd Park) to the village in 1919. The house is presently vacant and boarded up, though a range of carved ashlar openings, including a narrow arched stairlight overlooking Main Street and the car park, which leads to a much-altered row of four cottages fronting **Main Street (120-126)** with an 1810 date stone. Opposite is the **Wilsden Suite Centre** (outside of the conservation area) its siting and use of rolled metal means it has a negative impact on views along this part of Main Street. Attached to a pair of cottages is the courtyard development of **Spring Hill**. The regular frontage of 131-137 Main Street consists of alternating pairs of mullioned windows and single windows with doors to the ground floor, all set in bold monolithic surrounds. This is broken up by the segmental archway with an 1822 date stone above which leads to a further two cottages in **Tap Yard**. These enclosed three storey cottages exhibit blocked taking in doors to the first and second floors.

According to Hansen (2001), this unusual fold of cottages was built by migrants from Kendal, where this arrangement of housing defended the occupants from Scottish raiders.



Alongside Spring Hill is a row of late nineteenth century shops with dwellings above at **135a-147 Main Street**. Although about half are now entirely residential, the stonework and layout of windows which indicate their commercial use survive, while all but one shop retain traditional features and proportions.



Opposite, numbers **134 and 136 Main Street** is a pair of Grade II listed semi-detached houses, built in the early nineteenth century in the then fashionable Regency style. The most striking feature of the houses is the central pair of doorways which have large monolithic jambs supporting a carved frieze topped by a triangular pediment. This eye-catching surround encloses a panelled door (to number 136 only) above which is an astragal glazed

transom. At the top of the building, the moulded cornices to the chimney match the moulded stone gutter below. From the adjacent cottage, 138 Main Street, all the way to 192 Main Street (including South View and 2 Royd Street), a strong sense of unity is created by the short rows and pairs of two-storey stone-built cottages which more or less all date from the first half of the nineteenth century and appear on the map of 1849. These cottages are all set back from the street an identical distance, with low boundary walls with rounded top stones enclosing a small garden area. The continuous stone roof harmonises with the stone of the regular rhythm of chimneystacks on its ridge. The lack of alterations to the front elevations means that the only features are the heavy stonework surrounding doors and windows and a first floor sill band. This means that the frontage of the buildings is flat and continuous and it is a credit to the owners of these homes that in altering or replacing features of their houses they have minimised the impact on the overall appearance of the street. The only sore points are the removal of mullions and the insertion of modern-style glazing to a minority of cottages. While the fronts of the cottages are pleasingly uniform, the rear elevations show a variety of additions and extensions dating

from as early as the mid nineteenth century, creating an interesting contrast to the Main Street side which gives each cottage a sense of individuality.



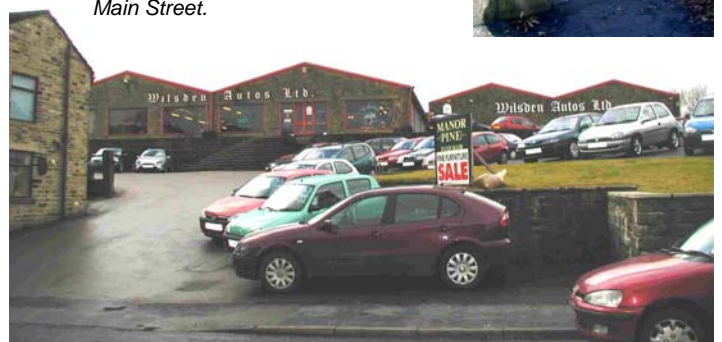
*These cottages at 138-154 Main Street (unlisted) date from the early nineteenth century. Their flat, uniform frontage gives them a strong sense of unity.*

Two notable interruptions to the line of cottages is the **bus shelter at the corner of Royd Street**, which incorporates the archivoluted window surrounds with keystones and carved stone beehive logo of the former co-op building, which was demolished to make way for the new store (outside of the conservation area) in 1985. A more significant and detrimental interruption is made by the **Wilsden Autos** showroom, built in the 1950s on the site of Royd Mill. This large stone-clad single storey complex overlooks Main Street, as does the car lot which separates and distances the showroom from the street. The layout, design, signage and scale of Wilsden Autos takes no consideration of its impact on the appearance of the area and although outside of the conservation area, has a considerable impact on this part of Main Street.

*Right: The bus shelter at the corner of Main Street and Royd Street is built from elements of the former Co-op store which was demolished in 1985.*



*Below: Although outside of the conservation area, the character and appearance of Wilsden Autos has a negative impact on vistas of Main Street.*





3 Crack Lane (unlisted)

**3-11 (odd) Crack Lane** are modest but attractive stone built detached houses in large gardens built towards the end of the nineteenth century, with details limited to window surrounds, door hoods and dentil courses, giving them bold, flat, unadorned frontages. **13-21 Crack Lane** is the former school to the Methodist Church and opened in 1857. The taller, gable-fronted end house (Barcroft) accommodated the Schoolmaster. Other premises superseded the school in 1890 and the school was converted into a terrace of houses. These houses have been much altered by felt-roofed porches, replacement windows and doors. The long blue slate roof and the dentil supported timber gutter are the only unifying elements. **Lister Ville**, to the south of Crack Lane, built in the mid nineteenth century, the taller three-storey gable-fronted element which projects forward in the middle of the northern row was a non-conformist meeting room which was in use until the 1890s. To the west of the southern row, a small, empty two-storey stone-roofed outbuilding with a rooflight straddles the beck and its original use is uncertain. From here, the tall rear gable of the Grade II listed former **Wesleyan Sunday School** dominates views of Main Street, with its striking symmetrical layout of stepped triplet and pairs of mullioned and cross-mullioned tall arched windows. After standing vacant for some time, work has started on the conversion of the Wesleyan Sunday School to a residential use. The front gable consists of three gothic arches containing mullioned pairs of tall arch windows with a circular light above. At the apex is a date stone (1893) and a name plaque flanking a central circular light. Many of the windows to this elevation are broken. The gable is flanked by two gabled wings set at right angles with a smaller bay which imitates the main gable. In front of the Sunday school is **Wilsden War Memorial** a simple stone cross on a tapering octagonal shaft on a square base.



The former Wesleyan Sunday School (Grade II listed) now has a certain future as it has found a new use.

At the junction of Dewhirst Street and Main Street is another cluster of shops and businesses, the most impressive of which is the **fish and chip shop at 196 Main Street** which retains a traditional 28-pane fixed display window and signage which respects the scale and character of the adapted cottage which houses it. The mainly back-to-back mill workers houses at **Moorside Road, Wellington Street, Albert Street, Victoria Street and Queen Street** were built in the second half of the nineteenth century by George Hanson, who had built many of the properties to the west of Main Street. These stone and slate roofed two storey houses are generally unadorned, with door brackets or dentil courses often the only decoration. Buildings of note include the Gable-fronted **Villager Pub**, purpose-built in 1929 as Wilsden Working Men's Club, with an attached steward's house next door. **222 Main Street**, at the end of Queen Street and Victoria Street is another house in the Regency style, built in the early-to-mid nineteenth century. Its front consists of three symmetrical bays with a central carved Regency-style doorcase. Its refined appearance is complemented by the low wall (the iron railings are missing) with carved stone gateposts with unusual capitals. On its north side are two large stairlights.



222 Main Street (unlisted) features Regency-style detailing.

Across Queen Street is **Laurel Bank**, a modestly detailed house which has been considerably extended in recent years as a nursing home. Around the corner on Crooke Lane, the short terrace of modestly detailed houses with coped dwarf wall and round-headed gateposts give way to the buildings of **Well House**, which are set at angles from the road. The house and barn are joined at one corner and are of a similar mass with coped slate roofs. The barn has a large, almost rectangular central archway leading to recessed wooden doors. Above the arch at first floor level is a projecting outline of a triangle which perhaps formerly housed a dovecote. The timber casement windows have varying numbers of small square panes. Well House has the same monolithic surrounds to doorways and windows, though an early twentieth century porch with coloured glass hides its front door. Paired brackets support the gutter.



*Well House, Crooke Lane (unlisted), formerly a house and barn, these buildings date from the eighteenth century.*

Well House was probably owned by one of the two brothers who built Well House Mill on Main Street and the other **Well House** immediately in front of it. The most striking feature of the front of Well House is the large two-storey bay window with parapet above. A porch with leaded and coloured glass has been added to the front doorway. An interesting original detail is the arched sash stairlight with its original glazing and coloured and etched glass margin lights. **Well House Mill** dates from 1820 and is a low, two-storey complex now in separate ownership. It retains the majority of its industrial casement windows which probably date from the beginning of



the twentieth century, though the roof has been replaced with rolled metal and tiles. This early mill building is dwarfed by **Prospect Mills**, built 64 years later in 1884. All that remains are the main shed buildings, though remarkably they are all contemporary with each other. The three-and-a-half storey spinning mill has 16 bays of eight-pane industrial casement windows and projecting latrine towers on its northern façade and stair towers on the southern façade, which also contains a former loading bay with a gabled hoist-head on its roof. The wide gable end fronting Main Street has four bays connected by continuous sill bands. The main building and timekeeper's lodge with offices and a single storey combing shed are connected by a gateway with decorative iron gates.



*Prospect Mill (unlisted)*

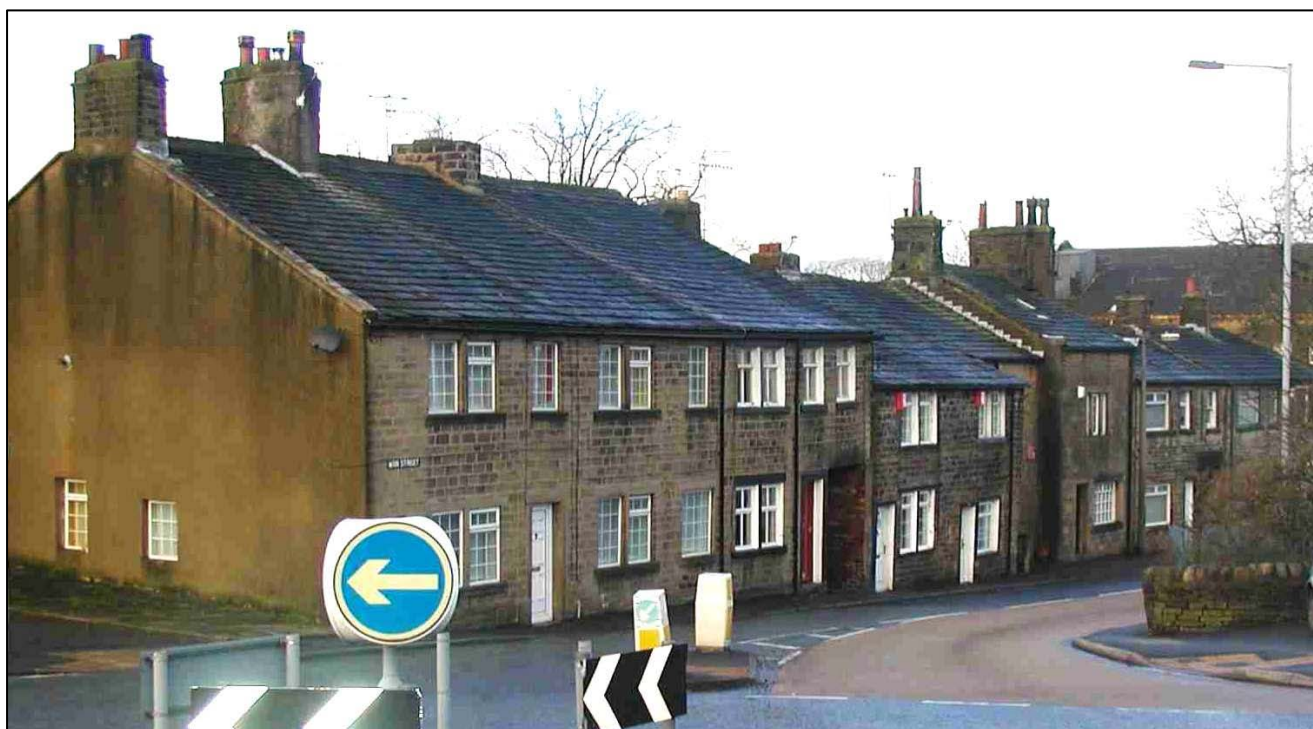
Opposite Prospect Mill is a row of recently built two storey stone houses at **Ling Park Avenue**. These houses have been thoughtfully scaled and oriented to fit in the prevailing style of housing along Main Street, with a mainly flat, continuous frontage which steps downhill. The low stone wall with curved top stones is another unifying feature. These newer houses are alongside **Ling Bob Mill**. Its five-bay sawtooth profile north light shed was built in the mid twentieth century and adjoins the older shed dating from 1840 when the mill was established. It has nine bays of six-pane windows and a strip of rooflights to its coped tile roof. The pond occupies the space in the right angle between the shed and the former boilerhouse, which was converted into a garage in 1946. Perseverance Garage features a Diocletian window in its gable above the concrete lintel of the garage entrance. Behind the garage is the square tapered chimney.

**Post Row** (262-280 Main Street) was built at various dates facing directly onto Main Street with passageways with flat lintels running between properties. The low roofs of 272-274, built in the eighteenth century, contrast with the adjoining nineteenth century cottages. The tallest cottage, number 268, was formerly a single bay one-up-

one-down single bay cottage from the mid eighteenth century with quoins, shaped kneelers and a three light flat-faced mullioned window to the first floor. The small red Victorian post box on the end cottage completes the old feel of these cottages. Across Main Street and along Haworth Road are Meadow Fold, Turvy Barn and Greenwood House, which were formerly a house, barn and cottage dating from the eighteenth century. **Greenwood House** features quoins, gable chimneystacks, a coped slate roof, dentil course and mullioned tripartite windows to the end bays. **Turvy Barn** also features a coped slate roof, but its defining feature is a segmental arched carriage entrance with a small round-headed window above. All openings on the barn feature uPVC glazing and a lean-to porch detracts from its formerly flat front elevation. The cottage, which looks as though it has either recently been built or drastically refitted and cleaned. It also features a coped slate roof, but lacks a dentil course. Pairs of windows area set in between lintels and sills and are separated by a mullion.



*Greenwood House and Turvy Barn (unlisted) is another farm complex in the conservation area dating from the eighteenth century. The conversion to a residential use has occasioned several changes including the glazing of the barn archway and the addition of a stone porch. The element to the left is new build.*



*Post Row was built in a piecemeal fashion over the eighteenth and nineteenth centuries and illustrates the changes in vernacular architecture during this period.*



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## 7. Open Spaces and Natural Elements

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

The character, quality and range of open spaces in a conservation area arise from the grain, scale and orientation of the built form. The fine grain of Wilsden Conservation Area has resulted in a range of open spaces in a small area. The treatment of these spaces and natural elements, such as trees and the beck, is crucial as the interrelationship between the buildings and their surroundings is responsible for the essence of the conservation area. The main features are:

- The contribution made by water in the form of springs, the pond at Ling Bob Mill and Wilsden Beck. The latter flows intermittently through the village but forms its northeast boundary due to the deep v-shape of its heavily wooded banks.
- Agricultural fields on the slopes of Wilsden Hill which separate the hamlet from Wilsden and provide the buildings with a fitting setting. The field by St Matthew's Church is another important open space which contrasts with the built-up nature of the village and provides another link with its agricultural function which has all but ceased.
- The large formal open space at Royd Park is well maintained and provides residential amenity and facilities for the community.
- A hierarchy of gardens. Cottages typically have small enclosed front gardens or are clustered around a shared yard while the former farmsteads, mill master's houses and later houses (such as those at Crack Lane) have much larger gardens, often containing mature trees.
- A number of large car parks both within and adjacent to the conservation area which lack the boundary treatment of stone walls and are of an unsuitably open aspect which ignores the grain of the conservation area.

- Large redundant spaces at Prospect Mills and near the Brewer's Arms.



*Ling Bob mill pond is one of several water features in Wilsden Conservation Area.*

Water plays a prominent role in the establishment of the character of Wilsden, not solely due to the sight and sound of Wilsden Beck, but also in the number of springs issuing water. The words 'well' or 'spring' crop up in the names of buildings and streets throughout the conservation area, while Tap Yard takes its name from the public tap it enclosed. The man-made pond at Ling Bob Mill is watered by one such spring as is that of Birkshead Mill, the only mills in the area to retain this feature, the former is almost concealed by a high stone wall and is packed in tightly between the footpath and the mill buildings. Watered troughs can be found at the Mechanics Institute, Wilsden Hill Road and Tan House Lane.



*This trough at Tan House Lane is watered by a spring. The trough itself was previously situated at the front of the Mechanics Institute and is dated 1855.*



*The fields which separate and distinguish Wilsden Hill and Wilsden are the largest open space in the conservation area. However, even here the infilling of fields with housing developments which do not suit the character of the conservation area add an element of incongruity.*

Wilsden Beck makes intermittent appearances as it runs alongside Main Street. The beck sinks and issues as it descends from Harrop Edge over bands of impermeable gritstone and through permeable limestone and this continues as it flows through the village. Wilsden Beck surfaces in the conservation area behind the Ling Bob pub and Post Row before passing under Prospect Mill and the site on the corner of Crooke Lane and Main Street which was formerly the mill pond, before resurfacing on the opposite side of Main Street at Well House Mill. Alongside Laurel Park the banks of the beck are green open space with a line of several mature trees. This land is generally rugged and unmaintained, lending this space the same character of the fields beyond the village. The steep slope of the western bank distances Wilsden Beck from Main Street, in combination with the trees, creates a sheltered space. At Lingfield Road, the beck is culverted as far as Lister Ville where it resurfaces in a man-made channel lined with York stone. The gardens at Lister Ville and the land behind the former Sunday school descend into the Beck, the latter being particularly steep with a sparse cover of trees, ensuring the rear gable of the former Sunday school dominates views. North of Crack Lane, Wilsden Beck disappears and resurfaces north of Albion Fold. From this point Wilsden Beck remains above ground as its steep, heavily wooded banks define the boundary between the village and the fields of the countryside. The narrow, symmetrical v-shape of the banks effectively buffers the two contrasting areas from each other and makes for an enclosed but scenic view from the stone footbridge between Tweedy Street and Norr and at Cross Lane Bridge which is more than ten feet above the Beck itself.

By area, the largest spaces in the conservation area are open fields used for grazing bounded by dry stone walls. Most of the fields in the conservation area are on the hillside which separates Wilsden Hill from Wilsden. These fields form an important 'breathing space' which defines the character of the cluster of houses and farmsteads at Wilsden Hill and provide the eighteenth century stone farmhouses and barns with a fittingly rugged and rural setting. These fields also lend the cottages at Kingscliff and Tan House Lane and even Chapel Row an isolated feeling, as the fields are part of their original setting. Furthermore, these fields also contain the rights of way which connect Wilsden Hill to Main Street, this is particularly important to the cross-shaped paths flanked by dry stone walls, which are Grade II listed. Few paths leading into Wilsden benefit from their original setting and are now sandwiched in between the back fences of estate housing, therefore the open aspect of the remaining fields is doubly important in upholding the character of Wilsden conservation area.



*The fields at Wilsden Hill give the eighteenth century farmhouses, barns and outbuildings a suitably open and rustic setting.*

Almost by chance it would seem, two agricultural spaces have survived within Wilsden despite its considerable expansion and infill and the closing down of working farms along Main Street in the second half of the last century. The largest of these areas directly fronts Main Street next-door to St Matthew's Church. To the east of the stables and barn, this strip of land extends behind the church and as far as the bank of Wilsden Beck. This unusual survival, which is still used for grazing, not only retains a small courtyard with farm buildings, but also its stone walls and, save the church, its original shape. This space and its use are a valuable connection between the village and the surrounding countryside.

Following the demolition of its shed complex and housing at Fir Street and Oak Street and the infill of its pond, Prospect Mill is surrounded by open space. To the south and west of the mill is overgrown and unkept grassland which gives a poor first impression of the village when entering from Haworth Road and gives the mill an air of despondency. Prospect Mill and Well House mill across the road remain in commercial use and this has necessitated car parking on the former site of the pond to the north at the corner of Croke Lane and Main Street. Although enclosed by a stone wall and the sudden fall of the land to the north and north east, which also benefits from the screen provided by a line of tall trees, the car park itself does not make a positive contribution to the conservation area. It is very open and haphazard in appearance with a loose surface and a rusty yellow fence and bright red barrier to the entrance. The north east corner is outside of the car park and is a small, well kept space with a timber bench.



*The site of the former weaving sheds of Prospect Mill stands unused and unattended to (above) while the former mill pond has been filled in and is now used as a semi-formal car park (below). The line of trees along the perimeter of Laurel Bank can be seen in the background.*



The trees lining the perimeter of the grounds of Laurel Bank mirror those on the opposite side of Croke Lane. Their age and height gives Laurel Bank a dignified setting and are particularly prominent as Main Street sweeps past them and into the village. The sweeps and bends along the course of Main Street mean that vistas are closed off and very little of the village can be seen at any one time, therefore it can be seen as a series of small stretches of road which have different aspects and character due to the differences in gradient, land use and orientation of buildings to the road. The longest continual stretch of consistent character is from Dewhirst Street to the bend in the road at the entrance to Royd Park. Here, much of the road is bounded by the continuous flat frontages of two storey cottages with low boundary walls and small front gardens. This element of greenery unifies the various groupings of houses and contributes to their pleasant appearance. A similar orientation of cottages and garden size and boundary treatment can be found at Chapel Court and 41-49 Main Street. The row of cottages at Chapel Row share this character also, though unusually the row is set back at an angle from the road, giving some cottages longer gardens than others. A poor contrast is provided by the tarmac and prominent rows of cars at Wilsden Autos which breaks up the frontage of the cottages along Main Street. 173 Main Street is an unusually sited two storey house, set well back from Main Street. Its extensive well manicured front garden lends this part of Main Street a further element of pleasant greenery.

The larger houses which line Crack Lane are set in large gardens, which tend to dominate views more than the buildings themselves as large hedges and trees screen houses which are some distance from the road. These well maintained spaces give Crack Lane a prosperous and genteel quality which gives way to the grazed terrain of the rolling countryside.

The largest formal park in the conservation area is Royd Park, the former grounds of Royd House. The focal point is a circular path directly in front of Royd House, which is presently boarded up. The park is mainly well kept areas of grass surrounding flower beds and punctuated by saplings and young trees. The tarmac paths through the park are lined with brick-shaped stones. Amenities within the park include a tennis court, bowling green, children's play area and the Village Hall, built in the 1970s occupies a corner of the park. Royd Park is well permeated by paths and its central location in Wilsden means it is very much a focal point for community and leisure activities. Adjoining Royd House is the village car park, formerly two rows of back-to-back houses (King Street and Spring Terrace). It has a low stone wall and is compact in size and therefore has minimal impact on the overall character of the village centre. This contrasts with the open expanse of tarmac facing directly onto Main Street across the road at a furniture warehouse.



*Royd Park is the largest formal open space in the conservation area and is sited in the centre of the village. On the left is the boarded-up Royd House with the compact village car park to the right of Royd house.*

The long narrow gardens at Club Row are as wide as each cottage and have a clear visual relationship with the Grade II listed cottages, and, with the cobbled and flagged lane, give the row an authentic setting. The garden to number 11 contains a two-storey workshop building from the

mid-nineteenth century which may be related to Royd House.



*The Methodist Churchyard and the gardens of Spring Mill House are one of the largest open spaces along Main Street, although both are hidden from view.*

The spaces in front of Wilsden Primary School and St Matthew's Church are predominantly grass and tarmac respectively, with few trees, allowing these buildings to be viewed from a distance. Much of the west side of Main Street has little open space north of Club Row and this contrasts with the large open spaces at Spring Mill House and the Methodist/United Reformed Church. The former is one of the largest gardens in the conservation area, although it is not visible from the street due to its elevated position above a stone retaining wall above which is a timber fence. The paucity of large or mature trees in this garden makes the garden to Spring Mill House all the less noticeable from Main Street. Similarly, further down Main Street, the garden of Rose Cottage Farm, though large, is screened from view by a stone wall and tall cedar hedge. The churchyard of the Methodist/United Reformed Church is behind the same retaining wall as the adjacent garden to Spring Mill, House, but in contrast its greenery, including several young trees, is visible from Main Street and gives the junction with Chapel Row an open aspect.

Across from these large spaces, 71-77 Main Street directly front the road, however, passing through the archway, the enclosed pathway opens up to the cottages of Garden View and the narrow gardens they overlook. The openness of this space is complemented by the open space to the northeast and is shielded from the bustle of Main Street by the three-storey mass of the Main Street cottages. Further up Main Street, the three storey cottages at Spring Hill occupy a similar position and aspect, but here, passing into Tap Yard through the archway, the space is dominated by the height and proximity of the cottages which close off the courtyard entirely.

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At the northern edge of the conservation area, the compact form of Paradise View, where the L-shaped range of cottages is clustered around a small yard accessed through an archway contrasts with the scale and emptiness of the car park to the Brewer's Arms. Formerly the site of two rows of houses, the sight and treatment of this car park at the gateway of the conservation area is detrimental to its character. Heading into the village from this point, the short row of mature trees to the front of Providence Mill breaks up the almost continuous frontage of stone buildings in a pleasing way. The end cottage and three storey mill building form a narrow entrance point to Moss Row, which is a tight space bounded by the mill and a row of cottages. Climbing up to Stapper Green and The Oaks, the contrast in openness seems particularly marked as these latter houses are set behind front gardens without any boundary features such as stone walls. Wilsden Hill Road and the paths that lead to it are flanked by dry stone walls, giving a feeling of confinement which is juxtaposed with the open fields beyond. Cottages and barns front the road directly while houses and farmhouses are set behind gardens and boundary walls, confirming the status and functions of the buildings in this area.



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## 8. Permeability and Streetscape

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### *Summary of Permeability and Streetscape*

The form, width and orientation of streets and paths through the area reflect their age and original function. The surviving network of roads, lanes and paths can be classified as follows:

- Main Street and Laneside-Haworth Road are the oldest thoroughfares in the village. Main Street is fairly broad and follows a gently winding course through the conservation area creating closed vistas.
- An almost regular network of pathways cut following the enclosure of Wilsden for agriculture in the sixteenth century. Their layout is a result of the field pattern of the enclosures. Wilsden Hill is the hub of this network of paths and lanes, such as Tan House Lane and Dye House Lane. These paths also allowed access to coal pits at Norr and Rough Storrs, and have only retained their original character where they are outside of the built-up area.
- Augmentations to the path network following the construction of a number of worsted mills and places of worship in and around Wilsden. New paths were cut to connect older and newer cottages to the new mills, the original St Matthew's Church and the Primitive Methodist Chapel in a more direct manner than the existing thoroughfares. The cross paths west of the Mechanics Institute is Grade II listed because it is a unique example of paths cut for industry and worship.
- Short rows and small folds of early industrial cottages built as dead ends branching off Main Street. These have a quiet and intimate character and contrast the busy through roads in the conservation area.
- The roads branching off Main Street in built during the later stages of the industrialisation of Wilsden, such as Royd Street or Albert Street,

which are longer and broader than their earlier counterparts.

- Broad country lanes such as Crooke Lane and Crack Lane. Their sweeping courses reflect the field pattern. They have a much more open character as they are lined with small groups of houses and detached dwellings set behind large gardens.
- Twentieth century suburban cul-de-sacs, which are designed for use by car and have an open aspect as they are lined with low detached houses behind gardens often without a front boundary feature. These streets are incongruous with the conservation area, hence they have been excluded where possible.

While the roadways have undergone alteration to meet modern engineering standards, some of the paths are poorly maintained to the point of being unusable. Many have lost their integrity through the removal of the stone boundary walls and the insertion of tall domestic timber fences which make the pathways claustrophobic to walk down. While the Grade II listed pathway retains its walls and some flags, its interest is compromised by the surrounding modern residential developments.

Main Street is the largest and most well used thoroughfare through Wilsden. Its earliest mention is in a drawing by William Curren in the seventeenth century labels Main Street as being part of the 'common road betwixt Kendal and London' (Hansen, 2001). Main Street was locally known as the highway from Harden Beck to Ling Bob and was used as part of a route between Halifax and Thornton to Bingley. Haworth Road and Laneside date from around the same time as Main Street, but functioned primarily as a turnpike between Bradford and Colne, though no coaches ever stopped at Ling Bob or Wilsden. Main Street and Haworth Road-Laneside are the only roads in the village which were recorded in Jeffery's map of 1775. The inverted T-shape of these roads form the core of routes through and across the conservation area.

Main Street is a fairly broad street and is a series of gentle bends which means that little of the village can be seen at any one time along its course, particularly at the north end of the village. According to Hansen (2001), Main Street has been significantly engineered in the last one hundred years to give it a more regular course and a gentler descent towards Harden. There is plenty of variation in the scale, use and orientation of development fronting Main Street, though many of the cottages, either old or recent, are two storey and built parallel to the road with low boundary walls. The gable ends of rows running at right angles to Main Street are typically hipped and feature the main entrance to the end property. Unfortunately, much of the sandstone flag pedestrian surfaces have been either covered with tarmac and/or replaced with concrete slabs, many of which have cracked. In addition, the insertion of poorly designed bollards and railings detracts further from the street scene.



*The sweeps of Main Street are fronted by a variety of buildings and spaces, although the boundary of the thoroughfare remains well defined.*

The developments which led to the establishment of routes branching off of the main thoroughfares were the enclosures of 1584 and the cutting of small coal mines as early as the sixteenth century. The impact of these can clearly be seen from Fox's survey of the area in 1818 where Wilsden Hill is a hub from which many paths and lanes radiate, linking fields, farmsteads and the coal pits of Rough Storrs (to the southwest of the conservation area). Other linkages from Wilsden Hill ran across Main Street and over to Norr, another enclosed area, which also contained coal pits. The pattern of pathways is almost grid like, with similar-sized areas of land surrounded by pathways, reflecting the planned layout of the enclosures. For example,

the path from Wilsden Hill to Laneside runs parallel to Main Street and Coplowe Lane/Shay Lane, while Main Street is crossed at almost regular intervals by paths running roughly east to west. This allowed peasant farmers access to their fields, which would be scattered about the village, while miners living at Main Street or Wilsden Hill could reach the pits in Norr or Rough Storrs.



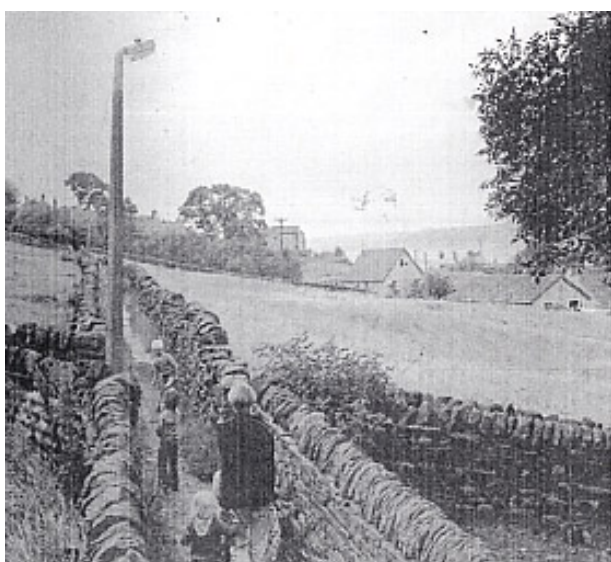
*Moss Row is a typical short terrace of early industrial cottages in Wilsden.*

This network of paths was augmented and altered by the establishment of new methods of production of worsted cloth in the village. Within a short space of time, mills were established at Birkshead and Ling Bob, with a further five in Wilsden (Well House, Royd, Albion, Spring Hill and Providence). Although cottages were built for workers along or just off Main Street, such as those at Club Row, Chapel Row, Post Row, and Tap Yard, much of the workforce lived elsewhere and new paths were created between the home and the workplace. The most striking example of this occurring was from Ling Bob and Wilsden to the isolated Birkshead Mill, where the paths date from after the mill's construction and survive despite the changes to their immediate setting. Similarly, new paths connected Wilsden Hill, which contained many cottages among the farmsteads, to the mills of Wilsden, particularly Providence Mill, where a path connects Kingscliff to Moss Row. This path would also have allowed a more direct route to the Primitive Methodist Chapel on Main Street.

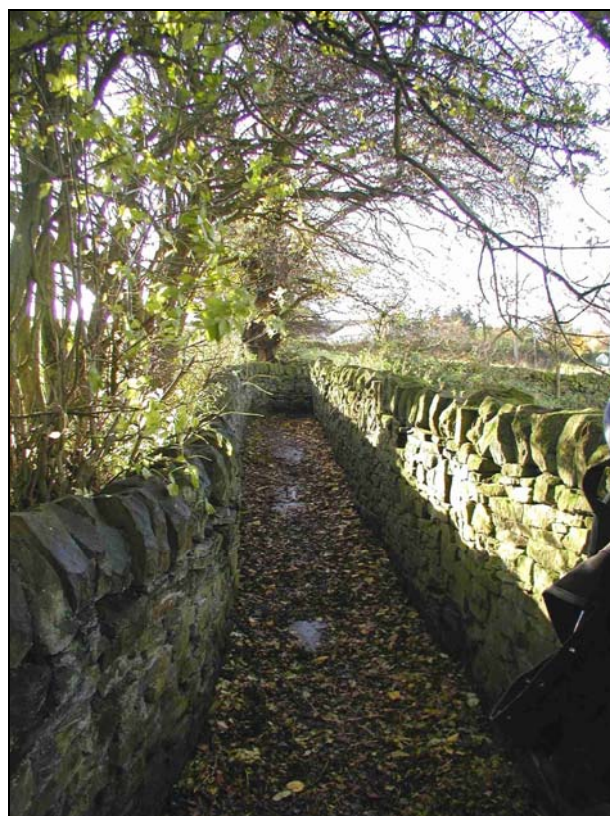
The most significant pathways in the conservation area are the cross-paths located between Wilsden Hill and Main Street, which are Grade II listed, which is highly unusual if not unique. The element of this path running from Wilsden Hill to Main Street via Spring Farm and Croft House was originally established around the time the area was enclosed, and allowed access to nearby fields and coal pits from Wilsden Hill. By the time of the Ordinance Survey of 1849, this path had become a



cross in shape for two reasons. The first was that the linkage to Cranford place allowed a more direct route to Albion Mill (the first mill to be established in Wilsden) from Wilsden Hill, where the majority of its workers may well have lived. A second pathway led away from the village in a south-western direction. The map of 1849 clearly shows that this pathway linked Wilsden Hill and the expanded core of Wilsden village to the original St Matthew's Church and Sunday School on Laneside in a much more convenient fashion than the roadways. The church was sited in this unusual location outside of the village as it was originally shared with Allerton and Denholme. The listing description of these paths highlights its origins in the early industrialisation of the village. The stone walls and York Stone paving probably date from the early nineteenth century and the former separated the paths from the adjacent common land.



*The Grade II listed crosspaths are almost exceptional in the conservation area in that they retain a York Stone surfacing and stone boundary walls (lower right). Even so, the siting of new houses and the domestic character of the adjoining land has undermined the integrity of this listed building (compare above, taken in the 1970s and upper right, taken in 2002).*



Following the establishment of new pathways following the building of Wilsden's mills, any new roads or paths have been secondary in importance to the earlier route ways and are frequently dead-ends, such as Lister Ville or the streets of back-to-back housing to the south of Royd Mill and various cul-de-sac developments such as Ling Park Avenue, Royd Street or Manor House Road.

A number of pathways have disappeared and most are fundamentally different in character due to the expansion of the village in the twentieth century. Despite this, Wilsden conservation area is still highly permeable by foot. The pathways around Wilsden Hill are lined by dry stone walls and remain more or less unchanged since the beginning of the nineteenth century, although the later path from Wilsden Hill Road to Moss Row is overgrown, slippery and covered in leaves and the dry stone walls have collapsed at various points. The other pathway into the village from Wilsden Hill has lost much of its original character as three of the four fields which adjoin it have been developed for housing. The sight of modern houses, timber boundary fences and domestic curtilages and planting means the pathway has lost most of its open agricultural surroundings, providing limited views from the path. The section leading to Croft House is so overgrown that it is unusable. The insertion of a modern streetlight at the intersection of these paths is incongruous with the materials and appearance of the paths. The south-western limb of the pathway has been realigned following

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the construction of housing on more and more of the fields on the edge of the village and its fall in use following the demolition of the St Matthew's Church and closure of the Sunday School in the 1960s. Only the north-western limb is surfaced.

The state of these listed paths is indicative of the fate of the other pathways running into and out of the conservation area. The path which led from Moorside Road to Moorside Farm has been truncated by the semi-detached housing of Hornsea Drive, while the paths alongside Ling Bob Mill and leading to Birkshead are now closed in by high timber garden fences and are unpleasant spaces as a result. The degradation of the pathways in Wilsden is a reflection of its reduced industrial role, following the closure and even demolition of some of the village's mills and public buildings and the fact that many people who now live in the village do not work there.



*Mainspring Road is a typical twentieth century suburban-style street in Wilsden. These later car-friendly cul-de-sacs are particularly out of sympathy with the conservation area due to their broad width and the lack of enclosure due to the distancing and siting of buildings and the lack of strong front boundaries.*

The roads branching off of Main Street have different characters reflecting their age and function. The earliest side roads such as Cranford Place, School Street, Well Street, Moss Row and Club Row are all short dead-end streets with two storey cottages directly fronting the road on one, sometimes both sides. As a result these streets all feel enclosed and quiet. Contemporary cottages, namely those at Paradise View, Garden View and Tap Yard are more intimate still as they are accessed through passageways off Main Street leading to an enclosed yard around which the cottages are set. Some of the former tracks branching off Main Street, such as Chapel Row, Firth Lane, Crack Lane and Crooke Lane have become well-used lanes which are generally broader than other roads in the village and this character is exaggerated by the siting of buildings

behind large gardens so that they are well back from the road. The streets of later industrial housing, such as Queen Street, Victoria Street, Albert Street, Wellington Street, Peel Street, Royd Street and Tweedy Street are straight, broad streets which are longer than the earlier streets of cottages, although the houses themselves, which are taller than the cottages front the road directly usually with a thin pavement of stone flags in front. All roads built in the twentieth century are designed for use by cars and invariably take the form of a cul-de-sac or a dendritic arrangement of cul-de-sacs with houses set behind front garden, often without a front boundary, giving these streets different and much more open feeling. The spaces between next-door houses amplify this open aspect of these streets and their lack of sympathy with the conservation area. The lanes around Wilsden Hill have features of interest such as the York stone gutter which drains the troughs built into the dry stone wall, while Wilsden Hill Road has a short length of flagged pathway on the inside of its curve, presumably to make the ascent easier when in times before the road was surfaced.



*The flags on the left hand side of Wilsden Hill Road provided the only alternative to walking in the mud until the road was paved in the 1950s.*

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## 9. Activity

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### *Summary of Activity*

Wilsden Conservation Area consists of three separate hamlets, namely Wilsden, Wilsden Hill and Ling Bob which all have agricultural origins. Industrialisation saw the expansion and eventual coalescence of Wilsden and Ling Bob which by the end of the nineteenth century contained a number of mills, places of worship, social facilities and commercial institutions typical of an isolated self-sufficient village. Economic and social change and increased mobility have all impacted the functions of the village as it takes on an increasingly domestic character with the conversion of buildings to housing and the construction of commuter estate housing at the fringes of the conservation area. The main changes in the activities undertaken in Wilsden are:

- Four of the eight worsted mills built in Wilsden are still in a manufacturing / processing / distribution use and two have been demolished (Royd Mill and Albion Mill). Birkshead Mill (outside of the conservation area) is vacant as is Providence Mill, which has planning permission for a conversion to a residential use. The survival of most of the mills and their sympathetic re-use generate activity and employment in the village centre.
- The commercial and retail function of the village has declined, although there is still a range of shops and services provided in the conservation area. Some of the manufacturers in the mills also have showrooms. Shops which have been converted into dwellings have retained original features such as display windows.
- Most of the churches, chapels and schools have been converted to other, mainly domestic uses, and a minority have been demolished such that the village now has one school and two places of worship.
- Of the other social institutions in Wilsden, the Mechanics Institute has undergone a residential conversion, the conservative club is

still running, the Working Men's Club is now a public house while Royd House is vacant and boarded up.

- The former agricultural character of the village is still prevalent at Wilsden Hill where there is still one working farm, while the rest have been converted to domestic use.

The physical form of the conservation area sets the stage for the activity that takes place within its confines, but it is the range of uses and level of activity that bring the place to life. This facet of the conservation area is much harder to control as it is in many ways influenced by market forces, but does however have a direct impact on the character of the area and ultimately on the changes to its built form. While no longer self-sufficient and self-contained in terms of employment and services, Wilsden accommodates a range of activities.

While worsted manufacturing has declined rapidly across the region over the course of the twentieth century, this has not impacted Wilsden as badly as it has elsewhere. Although Albion and Royd Mill have been demolished, Ling Bob Mill, Prospect Mill, Well House Mill and Spring Mill are now used for the manufacturing of household goods, fittings and furniture, as well as other processing and distribution functions. This adds life to Main Street in the form of activity in the courtyards of the mills, the sight and sounds of manufacturing, showrooms and the general good condition of the industrial buildings. Providence Mill is presently vacant although it will soon undergo conversion to a residential use. Birkshead Mill (outside of the conservation area) was involved in the manufacture of worsted cloth until its closure in 2001, having undergone modernisation and expansion in the 1960s.

The two demolished mills, Albion Mill and Royd Mill, have been replaced by a furniture showroom and a car showroom/garage respectively. The Co-operative store at the corner of Royd Street was replaced by a modern single-storey supermarket-style building in 1985. These modern, non-



*Well House and Well House Mill accommodate a range of commercial uses and bring life and activity to the conservation area.*

traditional outlets lack the scale and character of design of buildings in the conservation area and have therefore been excluded from its boundary. Nonetheless, these showrooms and the store add further activity to Main Street and give its commercial character an added dimension and are testament to the strength of Wilsden as a retail centre.



*Wilsden Suite Centre occupies what was formerly part of Albion Mills. While reinforcing Wilsden as a retail centre, its design, layout and use of materials undermine the conservation area.*

Within the conservation area, retail and commercial activity is small scale and local and includes a post office, pharmacy, estate agency, garage, butcher's and bakery as well as several pubs, general dealers, hairdressers and restaurants and take-aways, mostly housed in old stone buildings. Commercial activity is not concentrated at any particular point and instead takes the form of short parades among the housing, mills and public buildings. There are very few vacant units and several have in the past been converted to residential use, and where this has been done, the original shopfront features, such as display windows and stonework have been retained. This

is particularly evident along 135a to 147 Main Street and at properties such as 106 Main Street. The survival of these features adds interest and variety to the street scene regardless of whether the shop is in use or not. A minority of shop fronts are overwhelmed by inappropriately large or prolific signage and large modern display windows. This is particularly unfortunate where the shop is part of a row or is a conversion of an old cottage along Main Street.



*135a-143 Main Street, a row of Victorian shops, have undergone various changes including the conversion to residential and the insertion of new shopfronts. Most units have retained traditional features.*

As with the industrial and commercial functions of Wilsden, its public and spiritual facet has declined since the middle of the twentieth century. Wilsden Primary School, which opened in 1876, has been extended several times in its lifetime and adds vibrancy to the village. The various church and Sunday schools in the village have long closed and have been demolished or converted to housing, including the Grade II listed Wesleyan Sunday School which at time of writing is being converted into housing. Unfortunately, the attractive pocket park at the corner of Main Street and Crack Lane has been sacrificed to facilitate the redevelopment of the Sunday School, which has stood vacant for some time. St Matthew's Church on Laneside was demolished in 1962 and its replacement built on Main Street in 1975. The Central Methodist Church was demolished in 1962 and its site is now part of Wilsden Autos. The Congregational Church



*The former Wesleyan Sunday School (Grade II listed) stands vacant and roofless.*

was all but destroyed in a fire in 1969 but was rebuilt and re-opened in 1972. It is now used for Methodist and United Reform worship. The Primitive Methodist Chapel further down Main Street is now undergoing conversion to a house. Despite this rationalisation of churches and schools, Wilsden retains two out of six places of worship and one out of six of its Sunday and day schools. Of the village's clubs and societies, the Mechanics' Institute accommodated a variety of commercial functions following its demise as a centre for learning and recreation and is now subdivided into dwellings. The Conservative Club on Wellington Street continues to thrive, while the Working Men's Club on Peel Street is now a public house. The functions of the Mechanic's Institute have been taken over by Wilsden Village Hall, which opened in 1975 in the grounds of Royd Park. The hall hosts a variety of community activities as well as sporting activities which complement the tennis court, bowling green and playground at Royd Park. Royd House, which has accommodated a range of public facilities in its lifetime, is vacant and boarded up. Outside of the conservation area, the Medical Centre at Townfield has been replaced by a newly completed facility at Wellington Road.



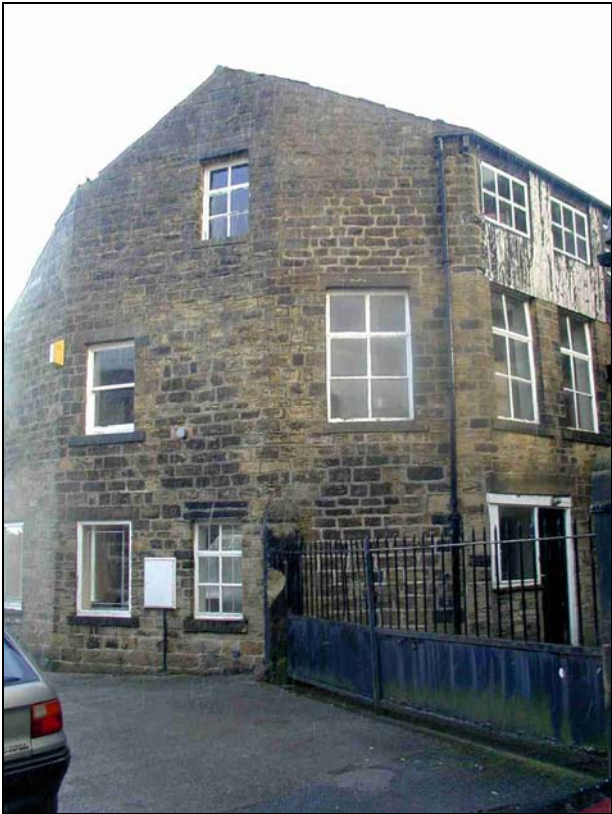
*Royd House (unlisted), once used as the village hall, now stands vacant.*

Remnants of the conservation area's agricultural past remain. According to Hansen (2001) there were 19 working farms in and around the village in the 1950s, though today all that remains on Main Street is a range of barns and stables with two fields used for grazing. Many of the former farmsteads and the laithes in Wilsden, however have retained their character through the thoughtful conversion of buildings to retain key features and characteristic such as fenestration. This is also evident at Wilsden Hill, which also retains one working farm, the rest having been converted to domestic use.



*Wilsden Mechanics Institute (Grade II listed) has been successfully converted to six dwellings with minimal changes to the building's exterior, though the new windows lack the detailing of the originals.*

The recent conversion of many of the conservation area's working, commercial and public buildings into dwellings is synonymous with the increasing suburbanisation of villages near to major conurbations. To the north, southeast and west of the conservation area, the development of new estate housing in the last thirty years has underlined the pervading dormitory function of the village as a result of changing lifestyles brought on by increased incomes and personal mobility. It is essential for the character and integrity of the conservation area that it continues to provide a range of local employment, services and facilities.



*This unusual workshop building at Providence Mill is currently vacant, but will soon accommodate a domestic function as the complex is to be converted into dwellings.*

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# 10. Conclusion: Character Specification and Guidance

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To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Wilsden Conservation Area, things like,


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

However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of the core of the village of Wilsden. 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*).

Wilsden Conservation Area covers the former interdependent hamlets of Wilsden Hill, Wilsden and Ling Bob, the latter two of which expanded and coalesced as the industrial revolution progressed.

The designation contains a mixture of buildings of different functions, architectural style, scale and orientation reflecting the purpose of the building and the time it was built. As a result Wilsden conservation area contains farm buildings from the late seventeenth century as well as mills and cottages dating from the early nineteenth century and the late nineteenth century which represent the early and later phases of worsted manufacturing in the region. With this industrial expansion came a range of public, social and commercial buildings to serve the community. The melange of development age and type stretches along Main Street and it is therefore difficult to divide the conservation area into distinct sub areas of common character. Nonetheless, there are several common features which unite the conservation area and underpin its coherence, while other factors, which, although they are not common across the conservation area, are of interest in their own right and are therefore worthy of protection. This section will outline and summarise the common characteristics and then the interesting features which enrich the conservation area.

## Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> <li>• <b>Topography and setting</b> – set at the bottom of Wilsden Beck valley alongside the beck, which flows south-north. The topography of the valley sides and Harrop Edge to the south effectively close off the village, giving it an isolated feeling. The expansion of the village with streets of nondescript estate housing in the last thirty years has meant that the conservation area adjoins the surrounding countryside in only a few places and where this happens it benefits the appearance and character of the conservation area.</li> </ul>	<ol style="list-style-type: none"> <li>1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP).</li> <li>2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).</li> </ol>
<ul style="list-style-type: none"> <li>• <b>Traditional building materials</b> – all 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 very few buildings roofed with slate. Timber was traditionally used for windows, doors and shop fronts, and cast iron for railings and gates.</li> </ul> 	<ol style="list-style-type: none"> <li>3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the Replacement UDP).</li> <li>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).</li> <li>5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the Replacement UDP).</li> <li>6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the Replacement UDP).</li> </ol>



<ul style="list-style-type: none"> <li>• <b>Boundary walls</b> – these are evident in lining roads green spaces and yards to define spaces and the line of the roads. In the built-up village, these walls are regular and coped, while at Wilsden Hill and Crack Lane they are made of dry stone, adding the distinction of the village from the countryside.</li> </ul>	<p>7. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Replacement Unitary Development Plan).</p>
<ul style="list-style-type: none"> <li>• <b>Permeability</b> – footpaths and alleyways provide alternative routes across and through the conservation area and allow a fuller appreciation of it. Two stretches of path are Grade II listed, highlighting their historic interest. The layout of each road corresponds closely with the era it was built in.</li> </ul>	<p>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).</p>

## Characteristics Which Vary Across the Conservation Area

Characteristic	Variations	Guidance
<p><b>Architecture and building details</b></p>	<p>The oldest buildings in the conservation area were built in the seventeenth and eighteenth centuries and are farmhouses, barns and cottages found at Wilsden Hill and the northern end of Main Street. These buildings are in a vernacular style to the design of local masons in times before improved communications meant architectural styles and building techniques could spread across the country. Typical features are watershot masonry, recessed mullioned windows (often chamfered), monolithic surrounds to doors and windows. Decoration and detailing on these buildings is limited.</p> <p>There are a large number of stone cottages dating from the late eighteenth and early nineteenth centuries to house spinners weavers and combers in the local wool industry. These are typically built in short rows or in small folds with a flat frontage, monolithic surrounds to doors and windows, stone roofs, corniced chimneys and decoration limited to a sill band. Windows are usually multi pane timber sash windows with panelled doors. These cottages are two or three storeys in height and usually have small front gardens enclosed by a coped dwarf wall. This unadorned style of architecture is also evident in the mills built around this period which display a simple grid-like arrangement of windows set in bold stone surrounds, with little or no decorative features.</p> <p>The industrial development and housing of the second half of the nineteenth century is similarly unadorned but is of a different scale and proportion to earlier examples in the village. At five storeys, Prospect Mill dwarfs the earlier single and two or three storey complexes. It has decorative gates and main entrances and loading doors. Related housing, mostly concentrated between Crack Lane and Crooke Lane, is taller and in longer rows with moulded hoods over the front door providing the only ornamentation. Windows are traditionally two pane timber sashes.</p> <p>(continued on next page)</p>	<ol style="list-style-type: none"> <li>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).</li> <li>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).</li> <li>11. New development within the conservation area should reflect the predominant building form of the character zone 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).</li> </ol>

	<p>There is also a number of late nineteenth and early twentieth century shopfronts inserted onto houses and cottages fronting Main Street. The former feature large fixed multi-pane display windows while the latter feature larger display windows set in traditional timber shop fronts or traditional stonework. All of these older shopfronts have been executed in proportions which give the front elevations of shop buildings a balanced appearance.</p> <p>Among the general mixture of prevailing architectural styles described so far are a number of individual buildings of styles not found elsewhere in the village. These include the strong Georgian elevations of North House at Wilsden Hill Road, the Regency decoration to 134-6 and 222 Main Street, the tall Italianate style of old Methodist Church and Manse at Chapel Row, the gothic arch windows and roundels to Wilsden Primary School and even the simple but innovative use of natural materials at St Matthews Church. While seemingly incongruous with the vernacular and unadorned architecture of the conservation area, they are typical designs of their time and add variety and interest to views across the conservation area. The differentiation in architecture is often due to the age and function of the building.</p>	
<p><b>Street pattern</b></p>	<p>Main Street and Laneside-Haworth Road are the main thoroughfares and the majority of streets in the conservation area branch from Main Street as short dead ends. The pathways through the conservation area form part of a network which covers the entire valley and are a mixture of agreed tracks cut at the time of the enclosures as well as later desire lines between clusters of cottages and mines, mill, quarries and places of worship. The majority of this network is intact, despite the recent expansion of the village.</p>	<p>(see 8)</p>

<p><b>Open spaces</b></p>	<p>The largest open space consists of the fields which separate Wilsden Hill from Wilsden and provide an immediate setting for the Grade II listed pathways on the edge of Wilsden. This sloping farmland is used for grazing and is bounded by dry stone walls. These private fields not only provide an important element of 'breathing space' between these settlements, but are also an integral element of Wilsden Hill, which is made up of farmsteads consisting of farmhouses, barns and cottages built in the 17<sup>th</sup> and 18<sup>th</sup> centuries. The open fields are crucial to the village's rural character. Another field at Main Street adjoining St Matthew's Church contributes to the rural feeling of the village.</p> <p>The north and south entrances to the conservation area along Main Street are both marred by the vast car park and unused space to the Brewer's Arms public house and the vacant and overgrown site of the former shed and housing to Prospect Mills respectively. Similarly, the unsurfaced car park to the north of Prospect Mill impacts the conservation area negatively.</p> <p>Halfway up Main Street, Royd Park is the largest public open space in the village and provides a pleasant focal point for the paths which runs through it. It is open and well maintained and contains sporting facilities. The adjacent village car park is small scale and enclosed by a low stone boundary wall and is therefore in keeping with the conservation area.</p> <p>The high density of development in Wilsden Conservation Area means that cottage gardens are small but looked after. This is contrasted by the large gardens of higher status dwellings such as Laurel Bank, Spring House, Well House or any of the farms as well as the later detached residences along Crack Lane. This arrangement of plots accentuates the hierarchical nature of the old village which is also communicated by the buildings themselves.</p>	<p>12. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p>13. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>
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# 11. Preservation and Enhancement Proposals

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Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, Wilsden Conservation Area has managed to maintain its rural and industrial character, despite significant changes in its immediate vicinity. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

## 11.1 Preservation of the Character and Appearance of Wilsden Conservation Area

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

- There will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to the

special interest of the conservation area, as well as elements of its setting that are intrinsic to its rural aspect.

- In making decisions on proposed new developments within the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of Wilsden Conservation Area which have been identified through consultation in preparing this assessment. These are outlined in section 11.3 of this assessment along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Wilsden, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

The Department of Culture Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council. There are 35 listed buildings in Wilsden Conservation Area (listed in *Appendix 2* of this assessment) that merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to

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note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

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

In Wilsden there are several unlisted buildings retaining much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Stone walling remains unspoiled by modern renders or cladding, and other changes that could damage the conservation area have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Wilsden. The degree to which buildings have retained their original features or contain sympathetic replacements has been an important factor in determining the conservation area boundary.

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

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

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the village is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings. A recent publication by CABE (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines

as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by the village of Wilsden and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. In Wilsden the building pattern is fairly irregular and in some parts of the conservation area the buildings stand around yards or folds and in other areas terraces that follow the line of the road predominate. The pattern along Crack Lane and the cluster of farmsteads at Wilsden Hill are however quite distinct from the rest of the conservation area and should be respected.
- Important views and vistas within, across, into and out of the conservation area should be respected.
- The scale of neighbouring buildings should be respected. In Wilsden small-scale two storey properties are the predominant building form and new development should not overshadow them.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Stone for structures, some roofs and boundary walls unites the buildings and enclosures of Wilsden despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place.

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



*Chapel Court is a recent housing development which matches the scale, orientation, use of stone and boundary treatment as the older cottages which line Main Street.*



*St Matthew's Church is a unique, thoughtfully designed and sited building which was built using materials traditionally used in Wilsden.*

### **Design Guidance: Shop Front Design**

The quality of shop front design is important to the image of Main Street, which is the most visible street in the conservation area. The following guidance is given as to what constitutes a well-designed shop front in this context;

- Where possible the design should be based on historical evidence of the original details.
- They should be constructed of timber.
- The design should include timber or natural stone stallrisers.
- Traditional detailing that has survived should be retained.
- Existing door recesses, where traditional, should be retained.

Care should be taken with the incorporation of shop front security features. Shutters will generally only be permitted inside the display window or in a traditional timber form.

## **11.3 Enhancement Proposals**

Naturally there are some elements of the conservation area that are not conducive to the predominant countryside feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The proposals have been identified and prioritised in light of the public consultation by post, telephone and e-mail over August-October 2003 and the workshop held on September 18<sup>th</sup> 2003 at St Matthew's Church, Wilsden which followed the deposit of the draft of this assessment. The proposals, in order of priority are as follows:

- **The Retention of the Open Spaces of Wilsden Conservation Area** – many of the areas that have been removed from Wilsden Conservation Area as part of the review of its boundary were open spaces when the conservation area was designated, but have been covered with unsympathetic development since designation which do not contribute to Wilsden's sense of place (see section 11.4). Similarly, much of the setting of the conservation area has been compromised by developments which fail to integrate with and are unrelated to the village core. Therefore it is vital that the open character of the open spaces within and on the fringes of the conservation area is maintained unless it can be shown that the development of these spaces would have a positive effect on the character of the conservation area.
- **The Preservation of Original Features** - Where houses have retained traditional features such as timber sash windows and panel doors or corniced chimneys, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings. Article 4 (2) directions can be introduced to protect significant traditional features and details on dwellings that enhance the character and appearance of conservation areas. The Council has powers under Article 4 of the Town and Country Planning (General Permitted Development Order) 1995 to control development which would normally be allowed without the need for planning permission, but which would lead to

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an erosion of the character and appearance of the conservation area. Article 4 (2) Directions work by removing permitted development rights from specific buildings thus allowing control over changes to elevations, boundaries, roofline or materials where they contribute to the local character. If introduced, an Article 4 (2) direction would mean that planning permission may be required for all or some of the following:

- *Formation of a new window or door opening.*
  - *Removal or replacement of any window or door.*
  - *The replacement of painted finishes with stains on woodwork or joinery.*
  - *The addition of renders or claddings.*
  - *Painting previously unpainted stonework.*
  - *Installation of satellite dish antennae.*
  - *Addition of porches, carports and sheds.*
  - *Changes of roof materials.*
  - *Installation of roof lights.*
  - *Demolition of, or alteration to front boundary walls or railings.*
- **The Improvement of Pathways** – at present several of the pathways are unusable or difficult to use because of overhanging vegetation, undergrowth, and a build up of leaves. Some pathways are unpleasant due to the scale and character of the boundary treatment and surfacing. The permeability of the conservation area is one of its main assets and the proper maintenance of the paths would ensure that this characteristic is retained.



- **The Reinstatement of Original Features** – Many buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental if the building forms part of a group such as a terrace or fold as it affects the integrity of its group value. Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features and details.
- **Highway Design and Materials Guidance** – tarmac pavements and cracked concrete paving slabs provide a poor contrast to the stone buildings and boundary walls which abut them. Many side roads are a mixture of tarmac, loose stone and gravel and earth. Along Main Street, the insertion of unsympathetic street furniture such as railings and bollards sit incongruously alongside historic buildings. The appearance of Wilsden conservation area would benefit from street surfaces and furniture which allow the safe passage of pedestrians and respect their surroundings.



*The use of concrete for street surfacing and the use of off-the-peg street furniture such as these bollards provide a poor contrast to the local stone and the thoughtful design of the buildings.*



- **The re-use of Vacant Buildings** – There is a small number of vacant buildings in Wilsden Conservation area which have an uncertain future and detract from the vibrant character of the village core. Flexibility and creativity are required to ensure that these buildings can return to a beneficial use without compromising their historic and architectural qualities.
- **Environmental Improvements** - There is a small number of open spaces which do not make a positive contribution to the character of Wilsden conservation area and would benefit from being upgraded. The lands around Prospect Mills and the Brewer's Arms and at Dewhirst Street are three prominent examples of pieces of land which would benefit from works to improve them. Formal landscaping is however not appropriate for this conservation area and any work should retain the rural feel of the place. However they also offer opportunities for development as both were formerly built upon.



*Car Park and open space at the Brewer's Arm's, Main Street*

- **Design Guidance for Shopfronts** - Wilsden retains many of its traditional shopfronts and it is important to preserve their character. The declining retail function of the conservation area has seen the conversion of several shops to residential use and the retention of key shopfront details and features so that the retail appearance of the area is maintained. Design Guidance to include advice on historical origins and details, colours, scale and proportion, the use of timber and detailed sections and how to incorporate shopfront security and appropriate signage for commercial or domestic use will be to help to maintain the traditional character associated with Wilsden.

#### **11.4 Changes to the Boundary of Wilsden Conservation Area**

In preparing this assessment of Wilsden Conservation Area, the boundary has been assessed twice by the Conservation Team: firstly in preparing the draft document of this assessment and again in considering the boundary changes suggested at the workshop and posted comments sheets. The conservation area boundary can only be extended where the special architectural and historic interest is evident or where spaces are particularly important or closely related to what has been identified as being of special interest.

From the survey of Wilsden in preparing the draft of this assessment and from the feedback from local residents and businesses, the character of Wilsden is derived from the mixture of building types, the agricultural and industrial buildings, the use of stone, boundary walls and historic buildings, among other things. Therefore any extensions to the boundary must reflect the character of Wilsden and be of architectural and historic interest by retaining key features and details. By the same token, areas which are not of architectural or historic interest and/or are generally at odds with the character of Wilsden Conservation Area have been removed. Another key factor is the need for a logical and consistent conservation area boundary which follows property lines, boundary walls or other physical features, such as Wilsden Beck, wherever possible. The boundary cannot have any holes within it or stretch an unreasonable distance and/or include significant areas of development which are out of character with the conservation area in order to include outlying pockets of interest that are quite separate from Wilsden and Wilsden Hill on the ground.

Areas which are out of character with the conservation area, but cannot be removed without creating a weak or inconsistent boundary are the modern dwellings at Village Mews and Mainspring Road. It is not possible to add areas like Butterfield Homes, the Norr, Coplowe Lane/Shay Lane, Birkshead, Pye Bank, Crook Lane/Laneside and Bob Lane without including significant numbers of buildings and spaces of little or no architectural and historic interest and/or including areas with a distinctly different character to the core of Wilsden and Wilsden Hill. Areas that are covered by Green Belt designation, such as the fields to the east of Wilsden Beck and around Wilsden Hill are protected from development which would impinge on their open and green character through Green Belt policy. Similarly the recreation ground off High Meadows is protected through its

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designation as playing fields in the Unitary Development Plan. Generally open spaces which are protected through stronger policies than Conservation Area designation (such as Green Belt, Village Open Space and Playing Fields) are only included in conservation areas where they make a clear and direct contribution to the area's sense of place and share the character of the built up area of the conservation area. The setting of conservation areas are protected through Policy BH7 of the replacement Unitary Development Plan, which will ensure that any changes to the setting of a conservation area do not harm its character or special interest.

The changes to the original 1977 boundary of Wilsden Conservation Area are listed as follows:

#### **Additions to Wilsden Conservation Area**

- **The land to the south and east of Wilsden Primary School and part of the footpath leading to Norr.** The footpath leading from the end of Tweedy Street to Norr is one of the best-maintained and most attractive footpaths in the village. It retains stone surfacing and stone boundary walls which are connected to the balustrade of the stone bridge over Wilsden Beck. As one of the few footpaths in the village which retains its original character, the boundary has been extended to include the path and footbridge and the land surrounding the primary school which provides its setting.



- **The fields to the north of High Meadows.** The built-up area of Wilsden Hill is separated from Wilsden by an expanse of fields. These fields give both settlements and the pathways

which run between them a rural aspect which has been lost elsewhere in the village. The infill development of housing in recent years has eroded this rural quality and has compromised the integrity of the Grade II listed pathway which is now surrounded by houses and gardens on three out of four sides. Due to their importance in terms of setting to the conservation area and one of its most unique listed buildings, the fields to the west of the footpath running between Wilsden and Wilsden Hill have been added to the conservation area.



- **Field to the north of Wilsden Hill Road, Opposite 41 Wilsden Hill Road.** As much of the character of Wilsden Hill is derived from its setting of open agricultural fields with dry stone boundary walls the immediately adjoining fields have been added for this reason.



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## Exclusions from Wilsden Conservation Area

conservation area in terms of scale, grain or layout.

- **Modern Housing to the east of the Conservation Area.** Specifically Ling Park Approach, Ling Park Avenue, Laurel Park, Lingfield Road, and Emily Hall Gardens. When Wilsden Conservation Area was designated in 1977, this area consisted of open fields. It has since been filled in with cul-de-sacs of standard design housing which ignored the context of the existing village. Of this new development, only 731-739 Main Street and 1-3 Ling Park Road remain in the conservation area as their style and massing respects that of the conservation area and the stone boundary feature along Main Street is important to the street scene.



- **Co-op Store, 1 Royd Street.** This shop was built in 1985 and replaces a co-op store fronting Main Street that was built in the late nineteenth century. The existing store is large a single-storey windowless mass with a flat roof. This standard design replaced many Co-operative stores in towns and villages throughout the region from the 1970s onwards and is thus unrelated to Wilsden.
- **1-12 Briggland Court.** These houses form part of a recent development on a former field on the edge of the conservation area. The layout, style and boundary treatment of these houses is unrelated to the rest of the conservation area.
- **Elm Court.** The site of these three large, modern stone-built houses was open when the conservation area was originally designated in 1977. Although these houses are suitable in terms of material, the development does not reflect the architectural interest of the

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## Glossary of Architectural Terms

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<b>Architrave</b>	The lowest part of the <b>entablature</b> . The term is also commonly used to describe a <b>moulded</b> surround to any opening, but is usually applied to a door or window opening.	<b>Cornice</b>	The top course of a wall which sometimes might be <b>moulded</b> and/or project forward from the wall.
<b>Archivolt</b>	A decorative <b>moulding</b> carried around an arched opening.	<b>Coursed Rubble</b>	Type of wall created by the layering of rubble in an irregular horizontal bed of mortar.
<b>Ashlar</b>	Stone that has been cut into a regular square or rectangular shape to build a wall or to hide a wall made of rough stone or rubble.	<b>Dentil</b>	A small projecting rectangular block forming a <b>moulding</b> usually found under a <b>cornice</b> . A type of <b>frieze</b> decoration.
<b>Astragal</b>	Wooden glazing bars dividing up a glazed <b>sash</b> . Often decorative.	<b>Diocletian Window</b>	A semi-circular window divided into three parts by two <b>mullions</b> .
<b>Balustrade</b>	A parapet or stair rail consisting of uprights (balusters) carrying a coping or handrail. Usually they are there for safety reasons e.g. on a balcony.	<b>Door Bracket</b>	A projecting bracket, often moulded, which supports a <b>hood</b> over a door.
<b>Capital</b>	The crowning feature or head of a column or a <b>pilaster</b> .	<b>Dormer</b>	Any window projecting from the pitch of a roof.
<b>Casement Window</b>	A <b>sash window</b> which opens on side hinges.	<b>Entablature</b>	In Classical Architecture the entablature horizontally spans the tops of columns or <b>pilasters</b> . It consists of three parts, the lowest is the <b>architrave</b> , the highest is the <b>cornice</b> and the <b>frieze</b> is in between.
<b>Chamfer</b>	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees.	<b>Fascia</b>	The horizontal board over a shopfront which carries the name of the shop. Can be ornamental.
<b>Cill</b>	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.	<b>Finial</b>	A crowning decoration, usually the uppermost ornament and is therefore mostly found on gables, pinnacles or <b>parapets</b> .
<b>Cill Band</b>	A projecting horizontal band which connects <b>cills</b> across the face of a wall.	<b>Frieze</b>	Middle section of the <b>entablature</b> at the top of a wall. It can be the widest component of the entablature and be decorated.
<b>Console</b>	Ornamental scrolled bracket, normally in stone or timber, usually supporting a projecting <b>lintel</b> , <b>fascia</b> etc.	<b>Georgian</b>	The period from the accession of King George I in 1714 to the death of King George IV in 1830. Based largely on Greek Classicism to create regular shaped buildings with austere frontages.
<b>Coping</b>	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copes can be made of any material which does not absorb water.	<b>Gothic Revival</b>	A Victorian revival of the Gothic style of architecture dating from the 12 <sup>th</sup> to 16 <sup>th</sup> centuries. Characterised by pointed arch openings and traceried windows.

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<b>Hipped Roof</b>	Pitched roof without gables where all sides of the roof meet at an angle.	<b>Quoin</b>	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.
<b>Hood Mould</b>	Projecting <b>moulding</b> over an arch or <b>lintel</b> designed to throw off water.	<b>Regency</b>	An extension of the <b>Georgian Style</b> which drew on sources other than Greek Classicism for decoration.
<b>Impost Block</b>	Projecting feature at the top of the vertical member supporting an arch.	<b>Sash Window</b>	A window which opens by sliding. Can be top or side hung.
<b>Italianate</b>	A style of architecture which is an English romanticism of Italian architecture. Typical features are tall, narrow openings, shallow roof pitches and overhanging eaves.	<b>Segmental Arch</b>	An arch whose shape is a section or part of a circle.
<b>Jamb</b>	The vertical part of a door or window which supports the <b>lintel</b> .	<b>Transom</b>	A window directly adjoining the top of a door or another window.
<b>Keystone</b>	The stone at the crown of an arch.	<b>Venetian Window</b>	A tripartite window with a larger and taller central area of glazing which is usually rounded at the top.
<b>Kneeler</b>	Stone at the end of the <b>coping</b> at the gable end of a roof which projects over the wall below. Usually <b>moulded</b> or carved.	<b>Vernacular</b>	A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose built by local craftsmen.
<b>Lintel</b>	Horizontal beam bridging an opening in a wall.	<b>Vernacular Revival</b>	A style of architecture from the late nineteenth and very early twentieth century. Buildings were designed to look like traditional old vernacular buildings through the use of natural materials and by copying the motifs and designs used in vernacular architecture.
<b>Moulding</b>	The profile given to any feature which projects from a wall.		
<b>Mullion</b>	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.		
<b>Ogee</b>	A double curve shape composed of two curves in opposite directions (concave to convex) without a break; used on both roofs and arches and as a profile on <b>mouldings</b> .		
<b>Parapet</b>	A low wall protecting the edge of a roof.		
<b>Pediment</b>	Triangular space at the top of a wall that looks like a gable. Sometimes contains decoration.		
<b>Pilaster</b>	An upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall.		

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## Further Reading

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### Historical Resources

Cudworth, W (1876) Round About Bradford.  
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Hansen, A (2001) Wilsden. Amadeus Press,  
Cleckheaton, Bradford

### Architecture

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

### Planning Policy

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

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

## Contacts

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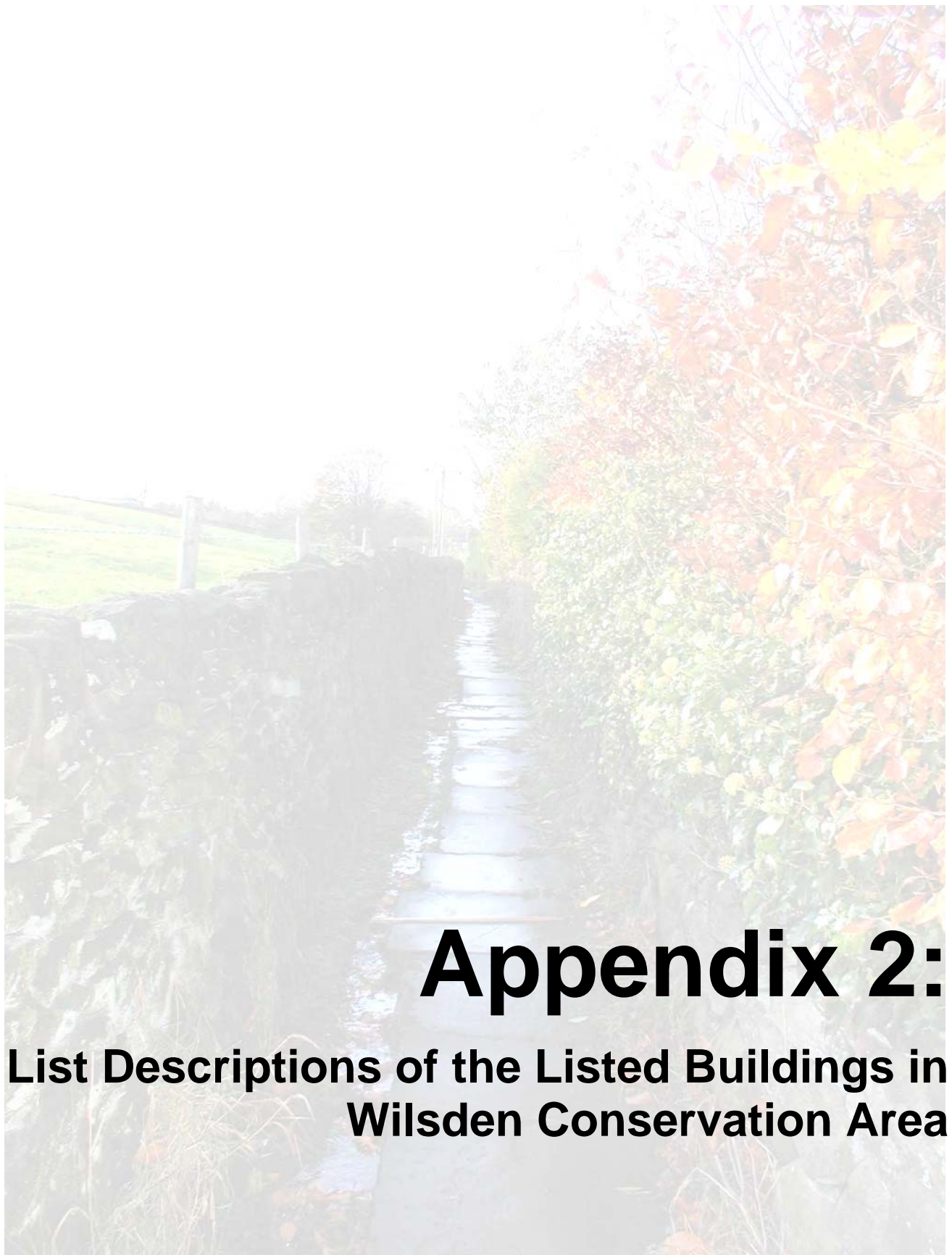


# **Appendix 1:**

## **Map of Wilsden Conservation Area**







# **Appendix 2:**

**List Descriptions of the Listed Buildings in  
Wilsden Conservation Area**

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

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### Grade II

#### Chapel Row

##### Nos 2 to 16 (even)

Long row of cottages. Early-mid C19. Hammer-dressed stone, stone slate roof. 2 storeys. 8 single-cell cottages, double-depth. Each has one 3-light flat-faced mullioned stepped window to each floor to left of doorway with monolithic jambs with 2-light window above. 3 cottages have mid-late C20 glass storm porches covering door. 8 stacks of ridge. A good example of a long row of working-class housing providing accommodation for mill workers at the early stages of industrialisation. Similar to Club Row (q.v.)

#### Club Row

##### Nos 4 to 20 (even)

Includes No 118 Main Street. Long row of cottages. Early-mid C19 with slightly later added cottage to left end. Hammer-dressed stone, stone slate roofs. 2 storeys. 9 single-cell cottages, double-depth. Each has a left doorway with monolithic jambs with 2-light window above and to right on each floor a 3-light flat-faced mullioned stepped window, some have altered windows out of sympathy with the row. 10 stacks to ridge. Right-hand return wall fronts main street (no 118) and has doorway with monolithic jambs to left of mid C20 shop window. A good example of a long row of workers' cottages providing accommodation for mill workers in the early stages of industrialisation.

#### Main Street

##### Lee Farmhouse and attached barn

House and attached barn. Mid C17, barn rebuilt C1793 probably when house was altered. Large dressed stone to wing, hammer-dressed stone to hall range and barn, stone slate roofs with

corrugated roof in part to barn. 2 storeys. Hall-and-crosswing plan, T-shaped. Wing to left has altered window with hoodmould to each floor, that to 1st floor of 4 lights with flat-faced mullions. Coped gable with kneelers. Lateral stack to left. Hall range may replace earlier timber structure: being entirely C18 fenestration. Doorway with monolithic jambs to left of 4-light flat-faced mullioned window (lacking 2 mullions) with 6-light window with recessed mullions, the outer lights blind, above. Ridge stack at junction with bar which has semicircular-arched cart-entry with chamfered voussoirs and raised keystone initialled and dated "B F 1793" above dated "166-" with spiral label stops either side. "B F" probably stands for Benjamin Ferrand of St. Ives (q.v.) who built St. David's Ruin (q.v.) nearby in 1790. Interior not inspected.

#### Main Street

##### Manor House and attached barn (formerly listed as No 55 and barn adjoining)

House and attached barn. Initialled and dated "1684 I.M.E.M." (Midgeley family), much altered C19 and mid C20. Hammer-dressed stone (white washed), stone slate roof. 2 storeys, with single-storey outshut to rear of 2-cell house. Windows mostly altered, a 4-light chamfered mullioned window surviving to 1st floor of 1st cell. Main interest lies in gabled porch with doorway with decorative ogee lintel with date stone above. Kneelers to either side suggest it was copied originally. Gable stacks with moulded cornice. Barn to right has altered cart-entry. Interior not inspected.

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**Main Street****Nos 71 to 77 (odd) and Nos 1 to 5 (odd) Garden View (adjoining to north-east)**

Block of 7 cottages. Dated 1837. Hammer-dressed stone, stone slate roof. L-shaped range. Nos 71 to 77 3 storeys, 8 bays with 2 storey range adjoining north east of No 71 (Nos 1 to 5 Garden View). 1st-floor sill band. 2nd bay has arched cart-entry to rear with date plaque over keystone and 2-light window to each floor. Bays 3, 5 and 7 have doorway with monolithic jambs and single-light window above to each floor; 7th bay blind at 2nd floor. 1st bay has altered window with doorway to right and 2-light window to each floor. Bays 4, 6 and 8 have 2-light window to each floor. Bays 3, 4, 5 and 6 retain 9-pane sashes. Paired gutter brackets on table. 5 ridge stacks.

**Main Street****Wilsden Independent Sunday School**

Wesleyan Sunday School. Dated 1890. Hammer-dressed stone. Westmorland green-slate roof, tile ridge. Single storey, 5 bays. Central 3 bays gable fronted. Symmetrical arrangement with 3 tall arched 2-light transomed windows with circle set in apex of window arch in front facing gable with circular window in apex of gable with dated carved above. Wings at right angles with separately gabled porch to front and ridge stacks at junction with central block.

**Main Street****No 90 (Spring Mill House)**

Mill Master's house. Probably late C18. Hammer-dressed stone, stone slate roof. 2 storeys. 2-cell plan double-depth with gable-entry. Quoins, band and shaped gutter brackets. 2 bays of Venetian windows to each floor with impost blocks and keystones. Gable stacks. Right-hand return has 2 bays of 2-light windows with single-light window above; mid C20 gabled porch set between. Circular window to apex. Immediately adjoins the mill.

**Main Street****Mechanics Institute**

Mechanics Institute now restaurant. Dated 1837. Hammer-dressed stone, Welsh blue-slate roof. 2 storeys to front and left-hand return, 3 storeys to right-hand return. 3-bay symmetrical facade. Doorway with monolithic jambs, consoles and cornice has Gothic glazed overlight. Set above is plaque engraved. "MECHANICS INSTITUTION 1837" To either side on both floors a window with projecting sill. Moulded stone gutter. Hipped roof. Right-hand return of 6 bays with 3 cottage doorways set in basement and single-light and 2-light windows to each floor. Formerly had a library of 4,000 volumes, with a lecture room (now ballroom) and museum.

Kellys Directory - West Yorkshire, (1907), p109

**Main Street****No 118**

See Club Row.

**Main Street****Nos 134 and 136**

Pair of semi-detached houses. Early C19. Ashlar front, hammer-dressed stone to sides and rear, stone slate roof. 2 storeys. 4-bay symmetrical facade. Paired doorways to central bays each with monolithic jambs, cornice, entablature with carved decoration and pediment. Windows have projecting sills and modern small-paned glazed upper casements. Moulded stone gutter. Gable stacks.

**Main Street****Walls flanking footpaths leading to Wilsden Hill and the recreation ground**

Footpath walls. Probably of C18 origin. Dry stone rubble. Walls flank footpaths running in 2 crossed diagonals up the hillside, the north-western one leading to the hamlet of Wilsden Hill. Stones set on edge form coping. The walls separate the 2 footpaths from the fields and former common land. The paths and walls were probably laid out to provide access for piece workers living on the hillside and as a direct line of access to the earliest mill complex on Main Street.

**Wilsden Hill****No. 38 (Woodlands Farmhouse) and Cottage adjoining to south-west**

House and attached cottage. Mid C18, though cottage may be earlier. 2-storey house, single-storey cottage. Hammer-dressed stone, rendered to cottage, stone slate roofs. Single-cell cottage to left has 3-light flat-faced mullioned window to left of doorway with monolithic jambs. House: 3-bay symmetrical facade. Raised quoins, band and eaves cornice. Doorway has architrave and 6-panel door; single-light window above. Outer bays have windows with architraves of 2 wide lights, perhaps of 4 lights originally, with flat-faced mullions. Coped gables with ridge stack.

Interior not inspected.



# **Appendix 3:**

## **Legislation and Council Policies Relating to Conservation Areas**

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

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

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

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

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order and under the Advertisement Regulations) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area. (For further details of these controls see PPG15)

- Before works can be carried out to trees of more than 7.5cm 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 has been granted by the Local Planning Authority.

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 recently (June 2001) published the first deposit of the 'Replacement Unitary Development Plan', which will ultimately, following a period of consultation and amendment, 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.*

**First 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:*

- 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.*

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**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.