



Conservation Area Appraisal

Wilsden



This appraisal reviews the Wilsden Conservation Area Assessment, which was appraised in 2003. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Wilsden Conservation Area will be undertaken by January 2012.

January 2007

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (see 'Current Condition' on page 5).
- An assessment of the issues facing the conservation area at present (see pages 6 and 7).
- The survey and update of map data relating to the conservation area (see pages 8, 9 and 10).
- A review of the appropriateness of the conservation area boundary (see page 13).
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (see pages 11 and 13).
 - The formulation of management proposals for the area (see page 15).

What is a Conservation Area?

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

Wilsden Conservation Area was originally designated in 1977. A review of the boundary of Wilsden Conservation Area was undertaken in 2004 as part of the district wide assessment of all the conservation areas in City of Bradford MDC. Local residents were consulted about the assessment and a well attended workshop was held in September 2003. The boundary of Wilsden conservation area was amended following consultation and the conservation area re-designated in March 2004.

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

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

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

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

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

*Early mill workers housing on
Club Row; now are Grade II
Listed*



Background and Brief History

Wilsden conservation area 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. The following timeline briefly summarises its development.

14th and 16th Century

The pattern for development and rights of way in Wilsden was set. In 1584, the enclosure of Wilsden allowed Yeomen to accrue greater income and a small number of farmhouses and farm buildings were built which can still be found in the conservation area today.

17th Century

Some of the oldest surviving buildings in the conservation area were built; Lee Farm on Main Street (1668); Manor House Farm (dated 1684); Norr Fold Farm (dated 1679) and Spring Hill House (rebuilt 1782). As many as 6 farmsteads on Wilsden Hill, 5 at Wilsden Lane, 3 at Norr Fold and 2 at Ling Bob were built by 1700.

19th Century

Wilsden expands beyond the greens as workers cottages are built for people employed within the local textile industries. Albion Mill was built around 1810 and was the first of eight to be built in and around Wilsden. By 1850 the exhaustion of local coal supplies meant there was very little industrial and related development. The National School opened on Tweedy Lane in 1876, with a school masters house added in 1883.

20th Century onwards

Wilsden presents itself as a former industrial village set alongside an attractive rural landscape which continues to expand. A number of significant buildings are demolished; the original Wilsden Co-operative Store in 1985; Albion Mills in 1990.

Key Characteristics

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

- Evolution of the village in a piecemeal manner.
- Good examples of local vernacular architecture.
- Mix of building and land uses.
- Traditional, natural building materials.
- The form, width and orientation of the streets and paths.
- Natural elements such as trees and open spaces complement the fine grain of the buildings.
- Distinct village with open rural aspect with a number of key views and vistas.

Vernacular style cottages and houses which line Main Street



A key view to Wilsden Hill from Chapel Row





Top right: The Old Manse Chapel, Chapel Row retains traditional window and door details.

Top left: Traditional roofscape of the cottages at Chapel Row.

Upper: Traditional doorway to the former Infant School on main Street.

Lower: A stone trough at Ilsden Hill provides a pleasant testament to the past.

Summary of Important Features and Details

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

- Local standstone - structures and walls;
- Predominance of two storey development;
- Unique mix of building types and architectural styles;
- Stone slate for earlier roofs; and slate for roofs dating from the late c19 onwards;
- Traditional timber window frames, doors, guttering and some shopfronts;
- Traditional timber shopfronts;
- Stone boundary walls on properties;
- Cast iron for some remaining railings;
- Walled footpaths and historic street pattern, particularly the width and orientation of Main Street.

Current Condition

AUTHENTICITY 74%

- The level of authenticity is based on an assessment of each property to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, and shopfronts.
- Not all properties will have all the above features and the scoring sheet is adjusted to take this into account. Only residential properties and retail properties built prior to 1956 are scored.
- 311 properties were assessed for the purpose of the study; this is 69% of all properties in the conservation area.
- The listed buildings scored an average of 81%.



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

Strengths

- The area retains a village character through a mixture of buildings and land uses, a busy core and quiet outer areas.
- The collections of listed building retain a great deal of traditional features and details.
- The majority of stone slates for roofs have been retained which maintains a uniformity throughout the conservation area.
- A number of good quality traditional shop fronts have been retained.
- Original stone flags and setts have been retained to some parts of the pedestrian footpaths.

Cranford Place; a small fold off Main Street reflecting the fine grain of development.



Weaknesses

- Most traditional windows and doors have been removed.
- Modern and inappropriately altered traditional shopfronts are fairly common and are detracting from the street scene.
- Inappropriate mortar, pointing styles and clutter on elevations are undermining the group value of buildings.
- The widespread alterations to chimneys throughout the conservation area are negatively impacting the skyline of the conservation area.
- Small minority of vacant or underused properties.

Well detailed shopfront, Main Street

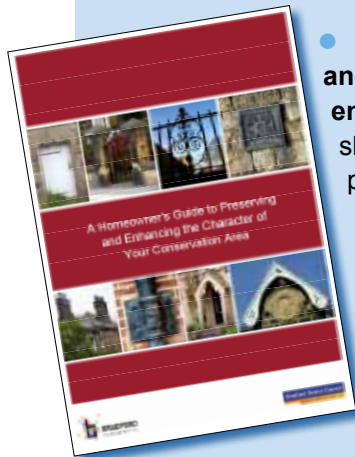


Insensitive alteration can have a detrimental impact on the appearance of a property.



Opportunities

- Better decisions by stakeholders (property owners, the Planning Service, Highways and Royd Park Management) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.



- The **'Repair and Maintenance Guide'** should help property owners make better informed decisions.

- The **Shopfront Design Guide Supplementary Planning Document** will be adopted in 2007. Its use will result in better planning decisions for applications involving shop fronts.
- Bringing vacant and underused buildings and sites back into use.



The continual vacancy of Royd House, Main Street faces an uncertain future.

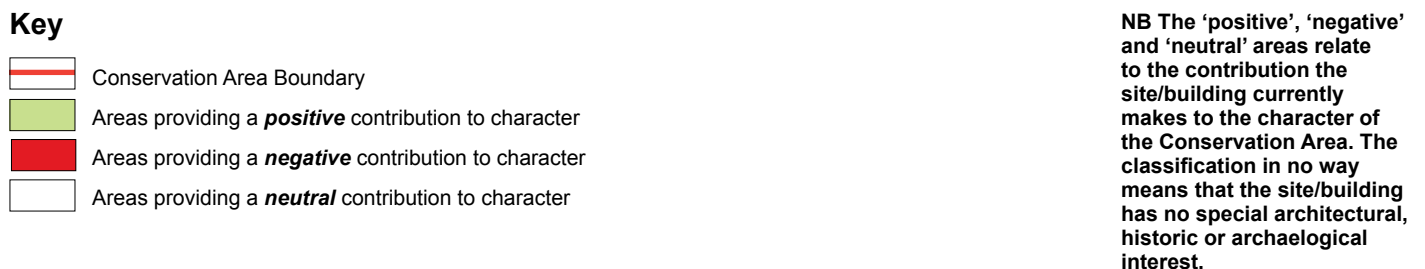
Threats

- Continued removal of traditional features and details from buildings.
- Un-informed decision making concerning planning applications, enforcement cases, listed buildings, highways management, and trees that detracts from the special character of the area.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underused buildings and sites.
- Loss of rural character due to intensive developments.

Left: Inappropriate signage visually detracts from the streetscene and character of Wilsden

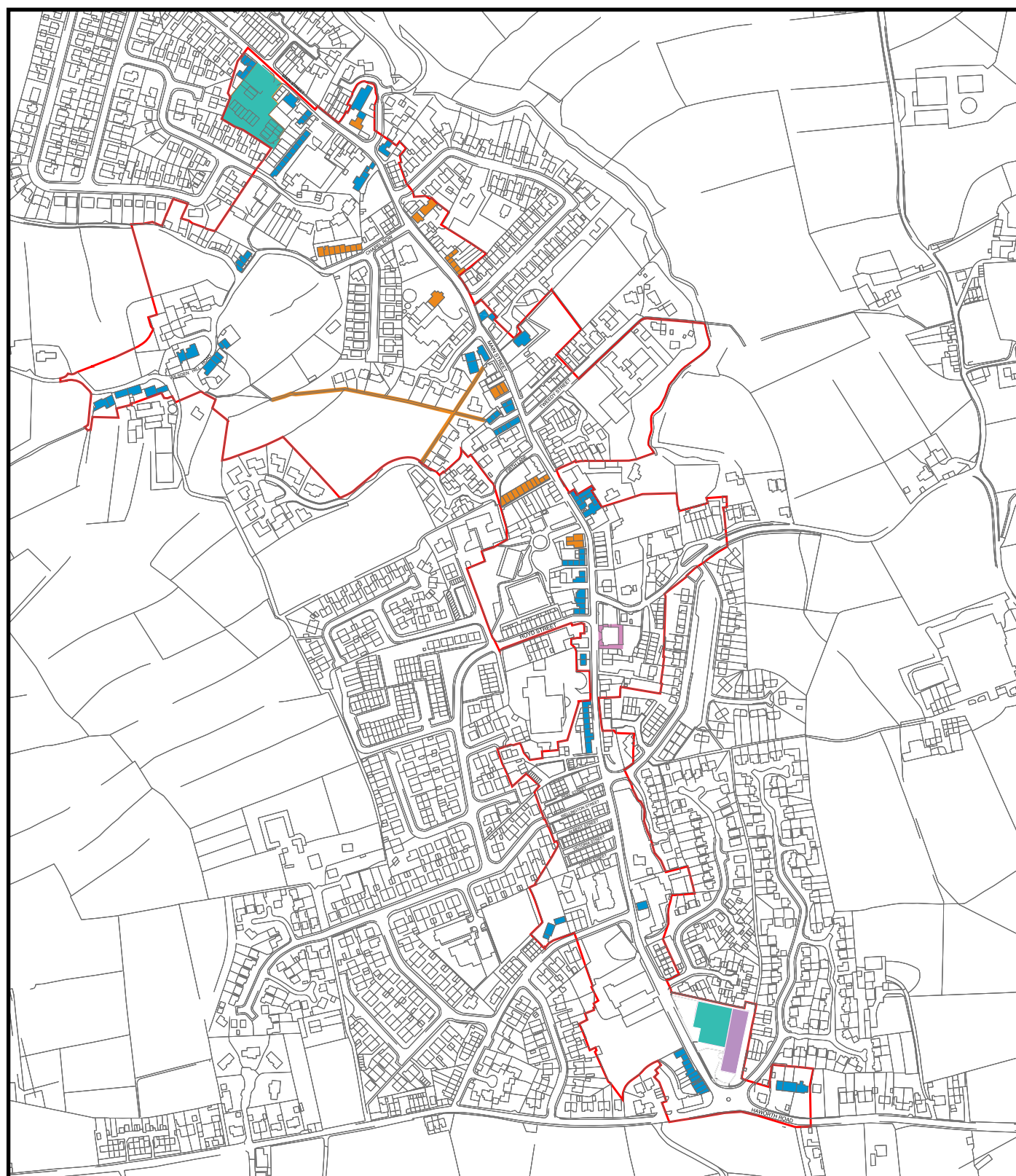


Character Contributions








Wilsden Conservation Area

New Development, Demolition and Listed and Key Unlisted Buildings

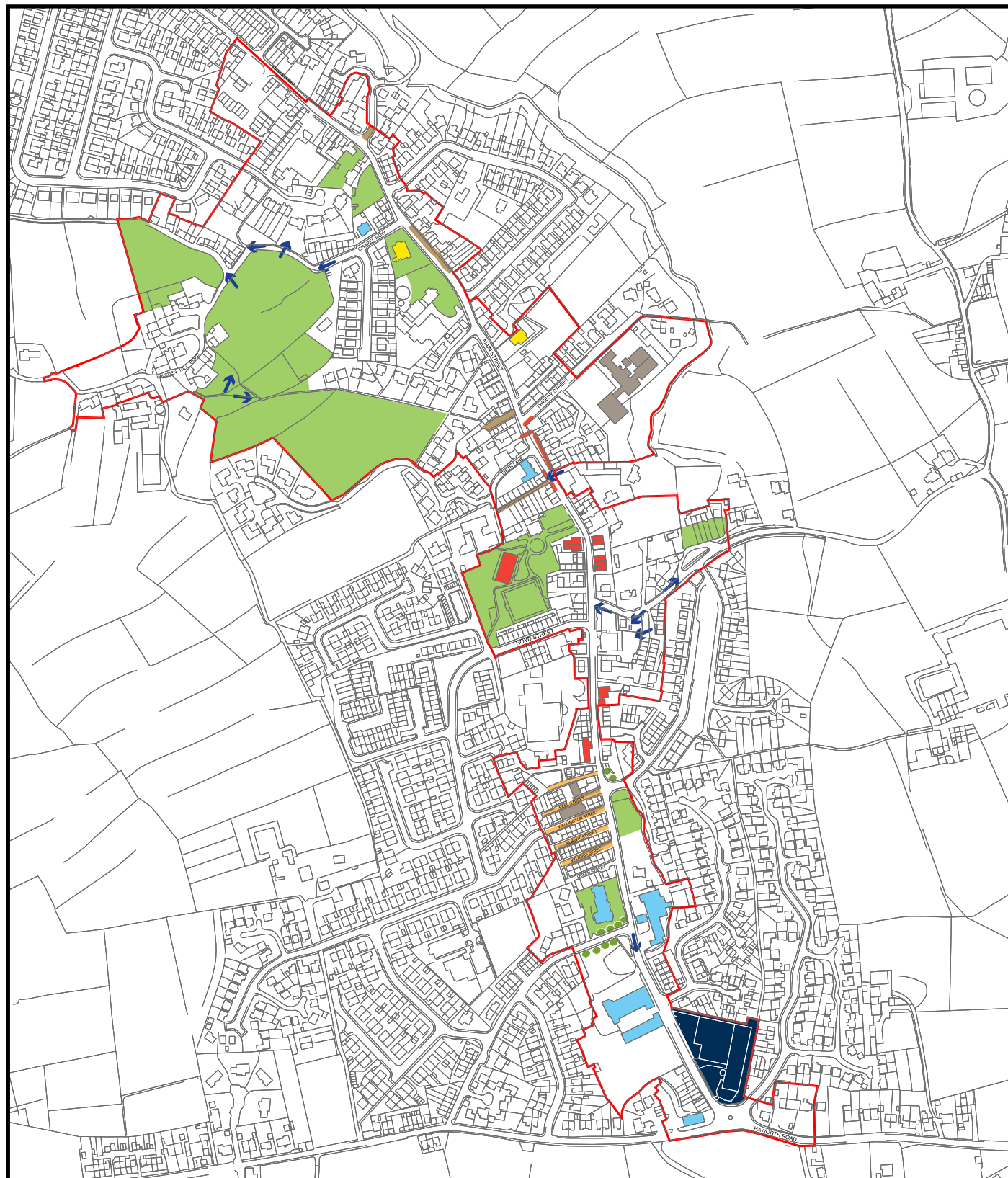


Key

-  Conservation Area Boundary
-  Listed building
-  Key unlisted building
-  New development
-  Demolition

Wilsden Conservation Area

Land Use, Open Spaces, Trees, Views and Highway Materials



Key

	Conservation Area Boundary		Other building		Stone setts / Flags
	Retail / Mixed use building		Vacant building / Floor space		Un-surfaced / Partially surfaced
	Commercial building		Key open space		Tarmac / Concrete
	Ecclesiastical building		Important tree(s)	NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.	
	Key view or vista				

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

Changes affecting the Conservation Area

New Development

The redevelopment and conversion of the former **Wilsden Independent Chapel** on Main Street has brought this vacant building back into use. This successful scheme has upheld the character and appearance of the conservation area.



POSITIVE IMPACT

The conversion of the **Providence Mill** site into residential use is nearly completed. The window details create a stark contrast to the weathered stonework and so has a negative impact on the general appearance of the building.



NEGATIVE IMPACT

Lesson: In future applications should specify a higher standard of design and materials before approvals are issued.

The 2-3 storey residential development at **Bartle Court** towards the northern tip of the conservation area is completed. This development fails to uphold the character and detailing found within this conservation area.



NEGATIVE IMPACT

Lesson: In future applications should specify a higher standard of design and materials before approvals are issued.

The extension of **Rose Cottage Farm on Main Street** is partially complete and has used a mixture of building methods which has negatively impacted the appearance of the building. The works carried out to this building are unauthorised.



NEGATIVE IMPACT

Work on the redevelopment of the **Ling Bob Mill** site on Main Street was in its initial stages as of January 2006. The impact this will have on the conservation area is yet to be determined.



Boundary

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

Buildings

The following building was vacant when the last Conservation Area Assessment was written and remains vacant:

- Royd House.

Works to Highways

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

Trees & Open Space

The key open space to the north of the former Wilsden Sunday School has been developed to provide on site car parking for the residential conversion of this building. Whilst the loss of this space is regrettable, its loss is outweighed by the return of the derelict listed building.

NEUTRAL IMPACT

There has been a loss of a group of important trees to the north of Well House on Crooke Lane. Lack of clarity surrounding the amendment of the conservation area boundary has led to incorrect factual information being given to the owner by the Council.

NEGATIVE CHANGE

Lesson: The Council should ensure that information being given to the public is correct and up to date.



Amendments to the Conservation Area Assessment

Due to an editing error, the Wilsden Conservation Area Assessment made two references to the field by Well House on Crooke Lane being a key open space within the conservation area. This field is not within the conservation area and therefore cannot be classed as a key open space. The document will be amended to remove the references which infer that this field is a key open space within the conservation area.

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

Whilst none are considered to be major detractors or have had a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate fascia signage, poorly detailed shopfronts and unauthorised windows on listed buildings.

The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future.



Negative Impacts



Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community.	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues. • Design and Conservation website to be made as informative, user friendly and up-to-date as possible. 	Yearly 2006 - 20012
2	Improved communication between Council officers and key partners in the conservation area.	<ul style="list-style-type: none"> • Formation of a conservation area forum. • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Wilsden.	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments. • Production of design guidance for the enhancement of the public realm. 	Continual As resources permit
4	Retain the traditional scale, proportion and character of the commercial areas in Wilsden.	<ul style="list-style-type: none"> • Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007. • Planning Policy. 	Publish in 2007 and review periodically
5	Preserve and enhance features and details that contribute to the character of Wilsden conservation area.	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to be published by the Design and Conservation Team in 2007. • Design and Conservation team to consult the community to gauge support for a potential Article 4(2) Direction. 	Publish in 2007 and review periodically 2006 - 2012
6	Maintain public footpaths and boundary walls.	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team, Highways Dept. and Countryside and Rights of Way Team. 	Continual
7	Promote good quality new development.	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate. 	2006 - 2012 as resources permit
8	Monitor Planning Applications to add value to the historic environment.	<ul style="list-style-type: none"> • Design and Conservation Team to work more efficiently within the wider planning service. 	Continual
9	Address illegal works to listed buildings and unauthorised development.	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team. 	Continual
10	Retain important trees.	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team. 	Continual (constant)
11	Monitor Change loss/gain and feedback to local community and Council officers	<ul style="list-style-type: none"> • Design and Conservation Team to review Wilsden Conservation Area every five years in line with Best Value indicator 219a 	Review by January 2012

